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Housing AND Redevelopment Programs

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INTRODUCTION

This Annual Report contains data on the many programs of the Sacramento Housing and Redevelopment Agency. Its purpose is not only to satisfy reporting requirements of the California Community Redevelopment and Housing Law, but also to enlighten the public on the Agency's goals of providing good housing for over 16,500 City and County residents; of revitalizing Sacramento's low/moderate income residential neighborhoods, and the Central Business District through rehabilitation and new construction; and the illustration of how these goals are being accomplished.

The Report speaks to low interest loan and grant programs being implemented; to the assistance offered the elderly through the emergency repair program (HOPE); to the feeding of 1,000 elderly persons daily at 14 locations; to the $260 million of new construction completed or proposed in six Project Areas; and to the $40 million annual budget necessary to execute the Agency's programs and activities.

March, 1977

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1976/77

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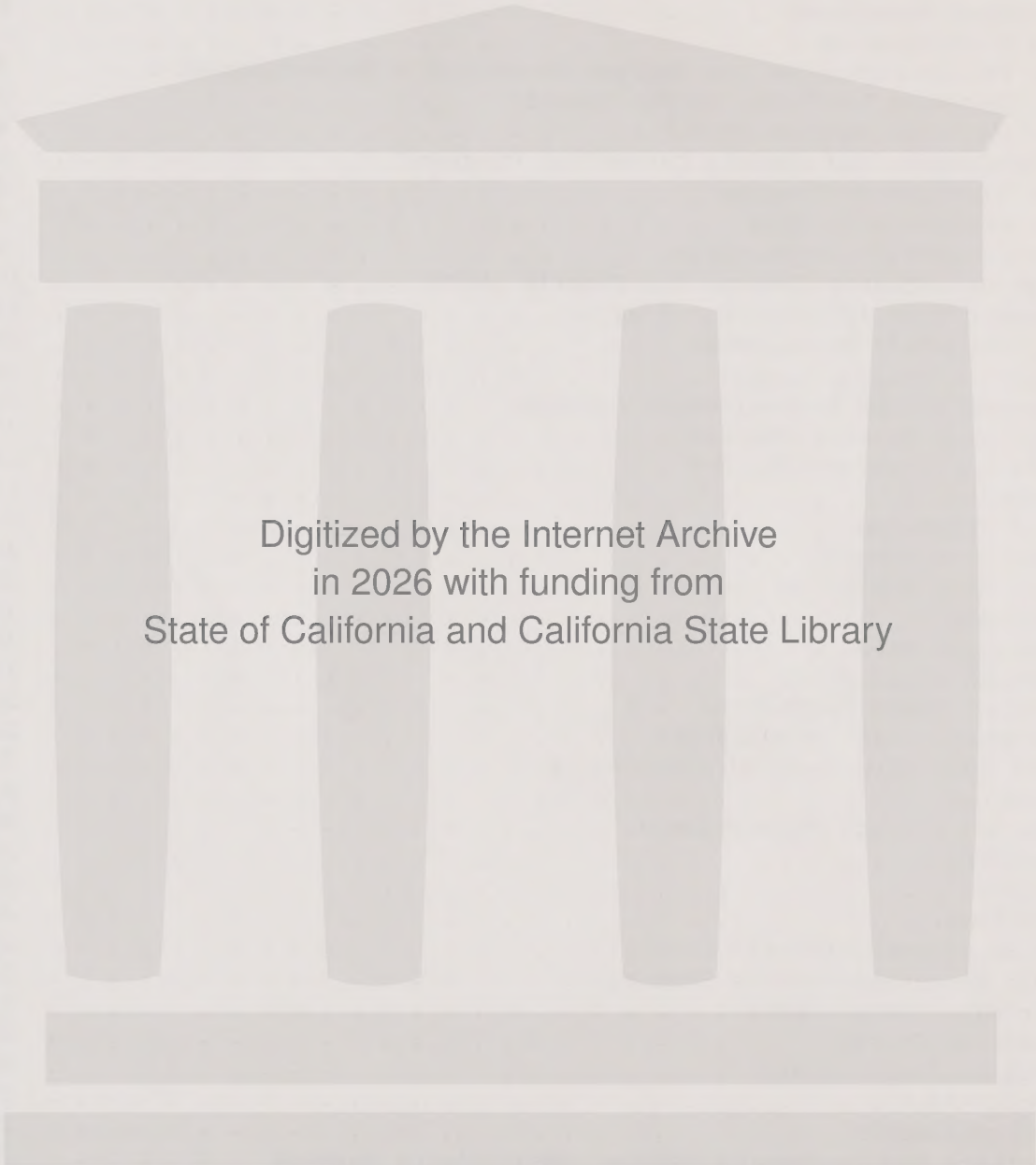
TABLE OF CONTENTS

Agency Members, Commissioners, and Staff 1
Sacramento Housing Authority 3
Conventional Housing 4
Elderly Housing. 4
Preventive Maintenance (Leasing) 5
Modernization Program. 5
Maintenance Department 6
Tenant Participation 6
Social Policy Statement for Sacramento Housing & Redevelopment 7
Social Services Available to PHA Tenants 7
Target Projects Program (T.P.P.) 8
Home Management and Default Counseling Program 8
Foster Grandparent Program 9
Senior Companion Program 9
Senior Handicraft Cooperative. 9
Housing Opportunity Program for Elderly (HOPE) 10
Sacramento Elderly Nutrition Program 11
River Oaks Child Development 12
Glossary of Housing Terms. 13
Background of the Redevelopment Program. 14
Conventional Renewal Process 15
Capitol Mall Project No. 2-A 17
  Financing. 17
  Local Financing. 18
  Hotel Development. 18
Capitol Mall Extension Project No. 3 19
  Financing. 19
  Commercial Area. 19
  Downtown Plaza Mall. 19
  Downtown Plaza Properties. 20
  Sacramento Union Development 20
Capitol Mall Riverfront Project No. 4. 21
  Planning 21
  Site and Project Improvements. 22
  Financing. 22
Land Uses. 22
  Chinatown. 22
  Old Sacramento Historic Area 23
    Old Sacramento Status Summary. 24
    Private Redevelopers 24
    Service Courts 24
    Public Improvements. 24
    State Park 25
    Miscellaneous. 25
    Private Old Sacramento Redevelopment Status Summary. 26
    Section 312 Commercial Rehabilitation Loan Activity. 26
Heavy Commercial Corridor. 26
Residential. 26



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Del Paso Heights Neighborhood Development Program, Project No. 5 27
Alkali Flat Neighborhood Development Program, Project No. 6 28
Oak Park Neighborhood Development Program, Project No. 7. 29
Research and Development Division 30
Sacramento Multi-Modal Transportation Center. 31
Locke, California 31
Research Section. 31
Development Section 32
Estimated Workload FY '77-'78 33
Summary of Federal Rehab Financing Programs 34
312 Loan Program. 34
115 Grant Program 35
Physical Development Progress Report. . . . . .
Renewal Projects. 36
Summary - All Projects. 45
Summary of Budget by Major Classification 46
Sources of Funding (1976-77). 47

**Sacramento Housing and Redevelopment Agency [main office]
630 "I" Street. with 108 low-income elderly apartments above.**

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY
630 I Street, Sacramento, California 95814

AGENCY MEMBERS (CITY OF SACRAMENTO)

Phillip L. Isenberg, Chairman and Mayor

Robert T. Matsui, Vice Chairman and Vice Mayor
Callie I. Carney
Lloyd Connelly
Manuel R. Ferrales
Blaine H. Fisher
R. Burnett Miller
Anne Rudin
Michael S. Sands

Walter J. Slipe, City Manager
Mac Mailes, Assistant City Manager for Community Development

AGENCY MEMBERS (COUNTY OF SACRAMENTO)

Fred G. Wade, Chairperson

E. Henry Kloss, Vice Chairman
Patrick E. Melarkey
Joseph E. Sheedy
Sandra Smoley Rohrer

David Smith, County Executive
William Pond, Community Development Administrator

HOUSING AND REDEVELOPMENT COMMISSIONERS

Joe Serna, Jr., Chairperson

Kay Knepprath, Vice Chairperson
Achille Albouze
Thomas M. Alves
Marian Anderson
Thomas Coleman
Jennie Hernandez
Lesley Luevano
Wareham Seaman, Jr.

William G. Seline, Executive Director

Management Team

Robert Roche	*Deputy Director*
Beverly Czoberek	*Assistant Director/Finance*
Richard H. Hyde	*Chief Counsel*
Leo T. Goto	*Assistant Director/Research & Development*
Randall P. Wagaman	*Assistant Director/Real Estate*
Carol Tregellas	*Assistant Director/Management-Maintenance*
J. William Roach	*Project Manager*
Theodore R. Leonard	*Project Manager*
Robert Wilson	*Chief, Community Services*
John Abbott	*Staff Attorney*
George B. Beattie	*Staff Attorney*
William Smith	*Chief, Housing Management-Maintenance*
Tina Gontarski	*Director, Nutrition Program*
Al Mendoza	*Loan Officer*
Mike Capitano	*Chief, Section 8*
Elizabeth Kosman	*Administrative Assistant*

KEY SUPPORTIVE STAFF

CENTRAL OFFICE - 630 I Street

William Aguirre, NDP Project Coordinator
Harriet Brebner, Administrative Assistant
Elise Bright, Senior Clerk, Technical & Rehabilitation
Bill Carpenter, Senior Land Agent
Beatrice Green, Property Rehabilitation Supervisor, Community Services
Gunther Grumm, Chief Land Agent
Marguerite Herren, Administrative Assistant, Community Services
Betty Jarusevicius, Administrative Assistant, Legal
Floyd Jones, Associate Land Agent
Dora Kemp, Assistant Controller
Charlotta Kirby, Community Services Assistant
Ken Larsen, Property Rehabilitation Supervisor
Marilyn Mitchell, Sr. Stenographer, Library and Central Files
Dimples Peterman, Steno-Clerk, Technical & Rehabilitation
Ben Roper, Senior Accountant
Jim Rosemond, Senior Land Agent
Joan Sandsor, Departmental Clerk, Finance
Gloria Shepherd, Departmental Clerk, Leasing & Real Estate
Gladys Siefkin, Secretary to Executive Director
Anthony Smith, Administrative Assistant, Technical & Rehabilitation
Cliff Steele, Technical Supervisor
Kenneth Stroth, Technical Assistant

AREA OFFICES

Everett Adams, Asst. Housing Manager	630 I Street
Robert Banks, Acting Director, Oak Park PAC	3425 Sacramento Blvd.
Ron Barz, Area Manager	6815 24th Street
Lou Bogard, Asst. Housing Manager	3405 Balmoral Drive, #42
Frank Camacho, Asst. Housing Manager	4930 Polk St.
Doris Chandler, Community Services Coordinator	140 Seavey Circle
Natalie D'Agostini, Director-Foster Grandparents	626 I Street
Evelyn Dooley, Admn. Director, Del Paso Hgts. PAC	1142 Grand Avenue
Myrna Eberline, Community Services Supervisor	530 12th Street
Edith Frazier, Asst. Housing Manager	2814 5th Street
Tony Gonzales, Asst. Housing Manager	6815 24th Street
Bill Haynes, Asst. Housing Manager	4525 Parker Avenue
Armando Herrera, Asst. Housing Manager	240 Seavey Circle
Blanche Hill, Community Services Specialist	3425 Sacramento Blvd.
Bert Horn, Maintenance Supervisor	615 S Street
Jerry Junk, Asst. Housing Manager	4930 Polk Street
Bill Lancaster, Maintenance Supervisor	615 S Street
Pete Leonard, Asst. Housing Manager	816 Revere Street
Mac McAfee, Purchasing Agent	615 S Street
Bert Metcalf, Area Manager	240 Seavey Circle
Robert Peck, Asst. Housing Manager	2801 Grove Avenue
Tim Quintero, Project Director, Alkali PAC	530 12th Street
Willie Singleton, Asst. Housing Manager	321 Eliza Street
Jerry Vickers, Maintenance Supervisor	615 S Street
Robert Wiedman, Area Manager	630 I Street
Edna Williams, Asst. Housing Manager	2801 Grove Street
Barbara Williamson, Community Services Coordinator	1725 K Street

SACRAMENTO HOUSING AUTHORITY

The Public Housing Program was created by the United States Housing Act adopted by Congress in 1937. Each state also must adopt a Housing Act in order to have housing authorities created and projects built within its state. The Housing Authorities of the City and County of Sacramento are therefore political subdivisions of the State of California. Their purpose is to house low-income families. The term "low-rent housing" means decent, safe, and sanitary dwellings within the financial reach of families of low income. The Housing Authority which has been in operation since 1939, has entered into a contract with the federal government for financial assistance and is in no way a financial burden to the City, County or State. The local authority determines the need for low-rent housing in the community, selects the site, has it appraised, plans the project through the use of private architects and makes estimates of the costs of building and operating the projects. This entire package must be approved by HUD and the Board of Commissioners, which in the case of the Sacramento Authority, is the City Council and the Board of Supervisors. HUD is responsible for administering the federal government's participation in the low-rent housing program and for protecting the government's financial interest. The Regional office of HUD provides technical and professional assistance to the local authority in all phases of the low-rent housing program, including planning and development of the housing, operating budgets to control the orderly and economical expenditure of income for operating expenses, establishment of schedules of income limits for admission and continued occupancy. The Regional office also conducts certain reviews, surveys, and audits of local authority operating programs and the enforcement of the requirements of the Annual Contributions Contract.

The first low-rent housing units to be occupied in Sacramento were in the New Helvetia project located between 6th and 9th Streets on Broadway in 1942. This project has a total of 360 units occupied by families and senior citizens. Dos Rios project was also occupied during 1942. This project is located on 12th and North C Streets and is a complex of 218 units, housing low-income families and senior citizens. River Oaks project, the third conventional housing project, was occupied in 1952. River Oaks is a complex of 400 units also occupied by low-income families and senior citizens.

In 1968 the Housing Authority entered into its Section 23 leasing program. The City Authority has a total of 1075 leased units and the County Authority, 1125 leased units.

The Housing Authority of the City and County of Sacramento reaches much further than just providing decent, safe and sanitary housing for its tenants. In the various buildings and complexes, the Authority also provides such community services to tenants as: ceramic classes, sewing classes, nutrition program, visiting nurse (County Health Department), Mental Health representative, bingo, English classes, teen center, planned parenthood, well baby clinic, as well as referral to agencies such as Mental Health, Senior Job Mart, Welfare Department, Legal Aid, Consumer Protection, Concilio, YWCA, YMCA, and Southside Neighborhood Council.

The total housing program as of February, 1977, is 1028 conventional units, 800 units designed for senior citizens, and 2200 leased housing units. Approximate population of these units is 16,000. Area covered is north almost to Roseville, east to Folsom, south to Freeport and west to the Sacramento River.

1820 Capitol Ave.
84 units

1725 "K" Street
80 units

SOME LOW-INCOME ELDERLY HIGH-RISES WITHIN THE DOWNTOWN AREA

1107 - 23rd Street
78 units

2526 "L" Street
77 units

CONVENTIONAL HOUSING

In the Conventional Housing program there are 1,028 units. Of these units, 400 are in River Oaks Village, 360 are in New Helvetia, and 218 are in Dos Rios. In addition to the 218 units located at Dos Rios, there are 50 additional units scattered throughout the Del Paso Heights area. Out of these 1,028 units, 186 are one bedroom, 430 are two bedroom, 318 are three bedroom, 82 are four bedroom, and 12 are five bedroom. The one-bedroom units are occupied mainly by low-income senior citizens or handicapped individuals, and the remaining units house low-income families. The number of people housed in the conventional program is approximately 3,539 individuals, divided as follows: River Oaks Village, 1,600; New Helvetia, 1,100; and Dos Rios, 839.

These Conventional projects commenced housing tenants in 1942 both at Dos Rios and New Helvetia. In 1952, River Oaks Village opened. In 1960, the 50 scattered sites located in Del Paso Heights were incorporated into Dos Rios.

Besides providing safe and sanitary housing for over 4,000 tenants in the Conventional program, the Agency also makes available many other needed services and programs through its Community Services Department. Some of the services and programs now being used by tenants in this area are: adult education, ceramic classes, health services, welfare services, teen centers, sewing classes, nutrition program, P.A.L.'s program, Headstart Program, Resident Committee's offices and a child care and development program.

There are three offices serving the tenants located at 240 Seavey Circle for River Oaks, 321 Eliza Street for Dos Rios, and 816 Revere Street for New Helvetia.

ELDERLY HOUSING

Under the Conventional Housing program, some 825 senior citizens, 62 years or older, are housed in twelve building complexes specifically designed for elderly residents. Disabled persons are also housed under this program.

Each one-bedroom apartment, of some 460 square feet, is equipped with a stove and refrigerator. All have heat and air-conditioning units that are easily controlled from within the apartment. Emergency lights and a buzzer system are also provided.

Recreation rooms are located at each building site for use not only by the residents but by outside non-profit organizations for their meetings. Other organizations such as the Blind Society, Sacramento Schools, Nutrition Program for the Elderly, Hearing Society, Public Health Services, City Library Department, and Sutter Mental Health, provide a wide variety of programs and services. The Senior Service Centers, under the auspices of the Sacramento Housing and Redevelopment Agency, is the coordinating arm for all the recreation rooms and the provider for the services offered.

To qualify for elderly housing, residents must be 62 years of age or over, and be within the specified income requirements. Rents are computed at no more than 25 percent of a resident's adjusted net income. Average rents now run between $45 and $55 monthly.

PREVENTIVE MAINTENANCE
(LEASING)

The preventive maintenance program consists of one maintenance van manned with three maintenance men. Two of the men are CETA employees who perform and learn to perform minor repairs. The third man is an inspector maintenance mechanic who also performs maintenance repair work but chiefly concerns himself with performing structural inspections.

The operating begins with the area office mailing tenant notices stating that the preventive maintenance van will be servicing their geographical area within the coming two weeks. Then the preventive maintenance crew notifies three to four homes daily of their intentions the following day.

The following tasks are performed by the preventive maintenance crew:

1. The plumbing man checks for faucet repairs, caulks behind sinks and wash basins, showers, tubs, takes care of the toilet repairs, shower head replacement, and the repair and replacement of sewer traps and strainers.

2. The general repairman goes throughout the house cleaning and repairing kitchen fans, cabinet rollers and catches, doorknobs, wall plugs, light switches, door stops and instructs the tenant in the repair of foundation vents, cleaning of wall heaters and changing air-conditioner filters.

3. The inspector checks the electrical system (including meter boxes), plumbing system, checks for dry rot, exterior-interior paint, roofs, gutters and downspouts, fences and general upkeep of the property. The inspector utilizes the Agency's unit inspecting form which records problem areas for further follow-up by the Agency.

The program's billing system goes through the maintenance department's regular work order process which requires a determination whether the damages are normal wear and tear, tenant caused or an owner responsibility.

The materials used average less than $10.00 per unit. The crew also points out that for the most part, tenants recognize and accept responsibility for tenant-abused damage.

The Strawberry Manor area, comprising some 98 residential properties has been completed by the preventive maintenance crew within 30 working days. This averages between three and four units per day, with the crew feeling that their proficiency at handling more work is increasing. The crew is now working in the Rio Linda area back towards Del Paso Heights.

MODERNIZATION PROGRAM

In 1971 with funds received from HUD, the Agency began the modernization program of 760 units located within New Helvetia and River Oaks. New Helvetia is 34 years old and River Oaks is 24. An example of a modernized unit would be complete renovation of the kitchen including plumbing facilities for washer and dryer, closet doors rather than folding doors, new flooring and enlarging the kitchen along with complete electrical rewiring.

To date, the Agency has completely modernized all units with the exception of 170 units. The Agency received funds in 1976 to complete modernization of all remaining units. Modernization activities are determined jointly by Agency staff and tenants.

MAINTENANCE DEPARTMENT

The Maintenance Department of the Sacramento Housing and Redevelopment Agency is charged with the maintenance of approximately 4,000 living units. Of this 4,000 approximately 1,900 are conventional apartment units either in high-rise buildings or low-rise type apartments. The balance are leased single-family homes and apartments.

The Department consists of 64 permanent maintenance personnel including clerical workers and maintenance supervisors. Included in the Maintenance men are inspectors, a dispatcher, and workers from janitors to skilled journeymen.

Maintenance operations originate from a central shop building located at 615 S Street. This building acts as a storage warehouse, contains supervision and clerical offices, has facilities for major appliance repair work, and has a carpenter shop. Three large Agency-owned projects have their own maintenance shop at the project location for on-the-spot maintenance and repair work. Janitors are also located in the specific buildings to which they are assigned. The balance of the work is directed from the central S Street shop. Calls from tenants are received by the work clerk or the dispatcher who, in turn, dispatches a maintenance man to handle the problem. The Agency presently handles 500 such calls per week.

A large portion of the maintenance work is preparing vacated units for new tenants. This "turnover" procedure could involve a large number of activities from yard cleanup and landscaping to complete rehabilitation of a living unit. The Agency completes approximately 1,200 "turnover" jobs per year.

TENANT PARTICIPATION

The Commission and staff of the Housing Authority desire to have and encourage Tenant Councils. The Commission held a series of hearings at different Housing Authority complexes to discuss the desire for and format of Tenant Councils. Their report and recommendation, basically, expressed a desire to recognize existing Tenant Councils, provide for office space, equipment, supplies and a small budget. The Tenant Councils work directly with the Management staff in the field for day-to-day concerns. Where an overall policy question arises the Tenant Councils may make recommendations to the Central Office and the Community Services Committee of the Commission for consideration. If a change in policy is in order, a recommendation will then go to the Commission and City Council, and where necessary, to HUD for final approval.

SOCIAL POLICY STATEMENT

The Sacramento Housing and Redevelopment Agency, in providing services to the community, shall carry out the following policy:

Where social services are already in existence in the community, the Agency shall maximize their availability through a staff referral system. When there is a need for these programs on a more concentrated basis for our housing complexes, the Agency shall solicit agreements with the service agencies to provide the services in space furnished by the Sacramento Housing and Redevelopment Agency.

The Agency will only provide direct services after it has decided:

(a) the service does not exist in the community or is of such small scale that it is not sufficient to meet our needs;

(b) the Agency would do the best job for the community; or

(c) the City Council or Board of Supervisors direct the Agency to do the job.

When the Agency desires to develop or expand a service as in (a) above, it will work with the appropriate service agency in the community and offer them the opportunity to seek grants and/or provide the service themselves. If they are not able to do so, the Agency will attempt to provide the services itself by seeking funds.

SOCIAL SERVICES AVAILABLE TO PHA TENANTS

Sacramento City-County Health Agency
Sutter Mental Health Agency
Sacramento Parks & Recreation Dept.
- Teen Center
- Playground Center
- Crafts, dances and various other activities

Community Cultural Center
Foster Youth Program
Boy Scouts of America
Girl Scouts of America
Neighborhood Study Center
Child Care Center
"PALS" Program
Senior Employment Program
Income Tax Assistance Program
Y. W. C. A. Program
Tenant Committees
Sacramento Women's Center
Sacramento Unified School District
Salvation Army
Mental Health Aid Services
U.C. Cooperative, Agricultural Extension, Community Garden
Fremont Adult Education Center
Well Baby Clinic
Dept. of Social Welfare
Sacramento City Library (Bookmobile)
Planned Parenthood
Legal Aid for Elderly
Sacramento Elderly Nutrition Program
Asian Clinic
Foster Grandparents Program
English for the Foreign Born
Legal Aid Society
Senior Citizen Lounge and Club
Sacramento Society for the Blind (crafts, dances, and various other activities)

Many of the above are housed in Agency-owned space; others utilize space during certain hours of the day. Community Services staff of the Authority continually make referrals for services and attempts to bring new programs to the tenants.

TARGET PROJECTS PROGRAM (T.P.P.)

Funds are available to Public Housing Authorities through the Housing Management branch of the Department of Housing and Urban Development. These funds are designed to assist Public Housing Authorities with management improvement, deferred maintenance and modernization. The Sacramento Housing Authority has recently been selected for Phase III T.P.P. funds in the amount of $200,000 for management improvement. This money is for a two-year period.

The intent under management improvement is to contract out for a complete review of present housing management procedures. Based on the review, a search will be made for systems in other housing authorities, principally those that have worked on the Housing Management Improvement Program and have developed transferable products.

Once the appropriate improvement methods are determined, a contract will be prepared for the implementation by the authority or consultant that developed it. This will include appropriate staff and tenant input and training. In addition, the study toward the end of the two-year period, will determine the benefit of automating certain management and fiscal procedures.

HOME MANAGEMENT AND DEFAULT COUNSELING PROGRAM

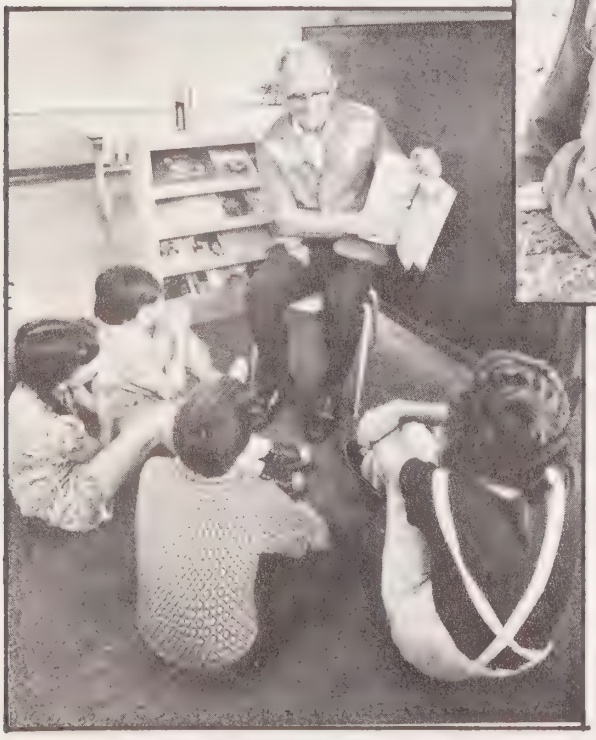
The Sacramento Housing and Redevelopment Agency has been a HUD Certified Home Counseling Agency since July 10, 1974. The Home Management and Default Counseling Program offers pre-occupancy, post-occupancy, and default counseling to Sacramento County mortgagees, and is currently providing the mandatory pre-occupancy counseling of buyers of acquired properties sold under FHA Section 235.

This counseling is offered as a service to the community at no charge to the mortgagee. The objective of the program is to counsel families in home management techniques and procedures with special emphasis on budgeting, preventive maintenance, consumer education and pre-occupancy through group demonstration and individual counseling. With this help, a prospective buyer is aided in making an intelligent decision as to whether to buy and the amount he can actually afford to pay. The program is also keyed to reducing the incidence of homes showing visible signs of disrepair or lack of maintenance through preventive actions; and by assisting homeowners with negotiations with mortgagors, the aim is to reduce the default and foreclosure rate of FHA mortgages.

FOSTER GRANDPARENT PROGRAM

Grandma Fielding cuts a home made cake for her special children at John Muir School

A loving hug from his Grandchild, brings joy to Grandpa Black



Grandpa Anderson has the attention of the class as he tells a story

A warm heart and smile brings joy to Grandma Blacks Grandchild

FOSTER GRANDPARENT PROGRAM, SENIOR COMPANION PROGRAM

GOLDEN ERA HANDICRAFTS (SENIOR HANDICRAFT COOPERATIVES)

PROGRESS REPORT SUMMARY - FEBRUARY, 1977

1. Foster Grandparent Program

   A. Purpose of Service - To maintain position whereby low-income seniors, 60 years and older, are rendering supportive person-to-person services to children and adults with exceptional needs in health, welfare, education and related settings.

   B. Funding Sources

      1. ACTION - Fiscal year 1976-1977, $120,434
      2. County General Revenue Sharing
         October 1, 1976 - September 30, 1977, $82,333

C. Number of Foster Grandparents - 70 senior volunteers.

D. Number of Sites - 21 sites, residential settings, special education classes, pediatric wards, child care centers, headstart programs, day care centers, and private homes.

E. Staff - One Project Director, One Coordinator, One Part-time Site Supervisor, One Office Manager (CETA), Two part-time Typist-Clerks (SCSEP).

2. Senior Companion Program

   A. Purpose of Service- To maintain position whereby low-income seniors, 60 years and older, are rendering supportive person-to-person services to adults with exceptional needs in health, welfare, education and related settings.

   B. Funding Sources - County General Revenue Sharing
   * See FGP funding

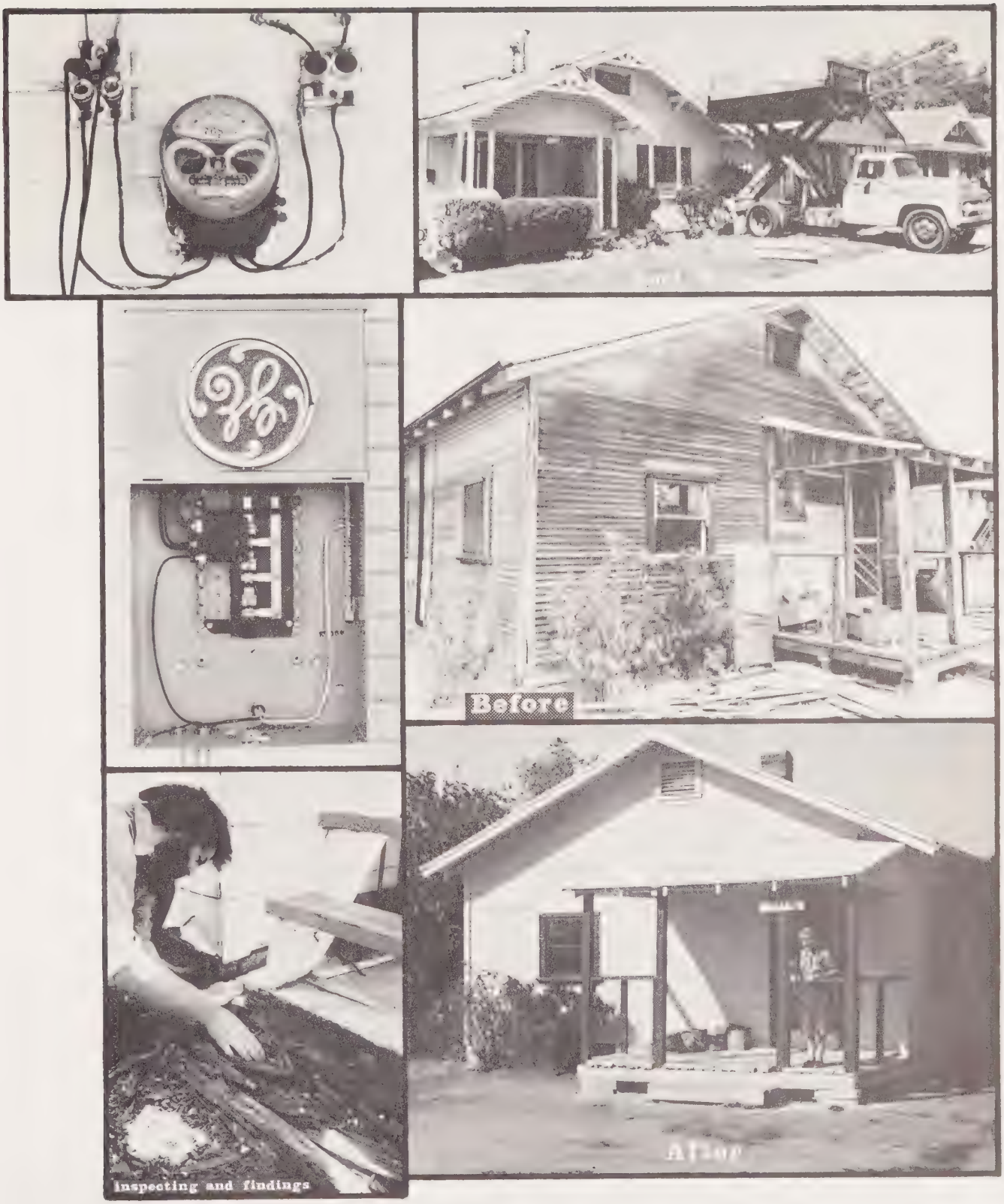
   C. Number of Senior Companions - 19 senior volunteers

   D. Number of Sites - 6 sites

   E. Staff - Same as Foster Grandparent Program

3. GOLDEN ERA HANDICRAFTS (Senior Handicraft Cooperative)

   A. Background - "Golden Era Handicrafts" is a store-front operation located in the Morse Building in Old Sacramento. The outlet takes on consignment handicrafts made by seniors 55 years and above through the eight-county population of Area 4. The project began on November 28, 1975. Items sold are marked up 25% to cover handling, and to help defray the cost of the operation.



HOPE

(Housing Opportunity Program for the Elderly)

B. Purpose of Service

1. To provide an opportunity for seniors 55 years and above and senior organizations to secure additional income through an outlet that displays and sells craft items produced by the seniors.

2. To display items to the general public, thus demonstrating the talents and abilities of elderly citizens and reinforce the concept of their productive capabilities.

3. To provide a mechanism for all senior organizations to share in a fund-raising venture and to promote a positive image of the senior community.

4. To assist the Sacramento Foster Grandparent Program to become self-sustaining.

C. Number of Senior Handicrafters - Approximately 450 seniors are presently selling their handmade items through the store.

D. Number of Volunteers - Approximately 15 senior volunteers are contributing over 200 man hours per month.
* Retired Senior Volunteer Program

E. During the project calendar year 1976 there was a gross sales of $37,077. Income derived by the elderly handicrafters was $27,728 and the project income was $7,246.

F. Staff - One Operation Manager, One part-time Bookkeeper (10 hr/wk) (SCSEP), One part-time Office Manager, Five part-time Sales Coordinators (SCSEP), One part-time Typist/Clerk (SCSEP).

H. O. P. E.

The Housing Opportunity Program for the Elderly was developed by the County of Sacramento and the Sacramento Housing and Redevelopment Agency in 1975. HOPE provides emergency repair grants free to low and moderate income elderly for purposes of making interim repairs to their homes.

In 1976, the City of Sacramento realized the success and need for HOPE and approved the program for areas within the City. HOPE program assistance has been provided in Citrus Heights, Rio Linda, North Highlands, Folsom, Rancho Cordova (Lincoln Village), Fruitridge Pocket Area, Kara Tract, Galt, Isleton, and the Delta Area within the County limits. In the City, HOPE grant assistance has been granted in Del Paso Heights, Central City, Oak Park and Glen Elder.

To date, 225 elderly persons and/or families have been assisted under HOPE with total program assistance now exceeding $150,000. The success of the program has been largely due to applications being processed and approved in a few days. Another contributing factor has been the fact that a brief one-page application is taken over the telephone, thereby permitting applicants to apply from their homes.

1725 "K" Street is one of the Location Site for the Nutrition Program

Sacramento

Elderly Nutrition Program

Provides Shopping Services, Driver Assisting Elderly Lady from the Van

SACRAMENTO ELDERLY NUTRITION PROGRAM

DEFINITION OF PROGRAM:

The SENP provides a wholesome, nutritionally-balanced meal, five days a week, Monday through Friday at various sites in the Sacramento area, to Senior Citizens 60 years and older. The program not only provides a nutritious meal but also provides a social setting and congenial environment to counteract the loneliness and despair often experienced by Seniors. The Sacramento Elderly Nutrition Program also maintains a "Meals on Wheels" division. With this part of the program, up to ninety meals a day are delivered in our mini-buses to homebound Seniors, sixty years and over, who live in the target areas of the program and are unable to afford services provided by other agencies.

LOCATION OF SITES AND TARGET AREAS:

Based on the 1970 census tract, three target areas were established which showed the densest population of low-income Seniors. Experience in program operation has shown a shift in the location of these areas of density and plans were made to expand the program into the new areas, subject to additional funding. To avoid over impaction in any one area, the program limits service to approximately ten percent of the Senior population in each area.

NUTRITION SITES:

630 I Street (Riverview Manor)	90 meals
1725 K Street (Comstock Apartments)	150 meals
1318 E Street (Washington Plaza)	50 meals
6014 - 44th Street (Fruitridge Parks & Recreation Building)	70 meals
3565 9th Avenue (Shiloh Baptist Church)	65 meals
3271 Marysville Blvd. (Hagginwood Clubhouse)	135 meals
450 West El Camino Avenue (Stanford Settlement House)	50 meals
6800 Woodbine Avenue (Woodbine Site)	115 meals
630 9th Street (St. Joseph's - Room 4)	65 meals
Japanese Community Site (2401 Riverside Blvd. - Buddhist Church)	100 meals per week
3400 Elvas Avenue (Senior Health and Day Care Center)	65 meals
9th and L Street (Camellia City Center)	50 meals
701 Fairground Drive (Greenfair Towers)	120 meals
Pine and C Street (Walnut Grove)	75 meals

ELIGIBILITY:

The only criteria for a congregate meal is that a participant must be sixty years or over. A spouse under sixty is eligible if the other spouse is sixty or over. Because the "Meals on Wheels" division is limited, a stricter criteria is operated for this, limiting participation to low income, homebound Seniors who live close and are not eligible for other programs. This criteria was approved by the SENP Project Council.

COST OF MEAL:

The SENP Project Council is made up from elected Senior participants and community members. They approved a requested donation of fifty cents from each participant.

RIVER OAKS CHILD DEVELOPMENT CENTER
PURPOSE, BUDGET AND STAFFING

The primary purpose of the Child Day Care Center is twofold: (1) To provide children with supervision in an educational environment with opportunities for growth and (2) to sustain the economic stability of the family. Both of these purposes support families in their efforts to get off welfare.

In addition to enabling parents to work as a primary purpose of the center are other reasons for supervised child care. One special area of concern is the prevention or lessening of the incidence of child abuse. Our service is now being utilized as respite care for Agency-referred parents, whereby stress situations are alleviated because the parent now has access to short term, immediate child care services.

There are a large number of persons receiving public assistance who are either unable to seek or maintain employment or they lack proper skills to enter the labor force. In times of high unemployment, this segment of our population is most often neglected because they lack employable skills. If these parents are trained and become employed, or child care services will sustain employment and enable the parent to reduce the need for public assistance, then the service provided is a wise investment.

The budget for the fiscal year, 1976-77 provided for the care of forty-two (42) children, through the generation of at least 59,027 child care hours at $1.21 per hour. The current enrollment is forty-two. Of these enrolled, 31 live within the River Oaks Housing Project while 11 come from the surrounding area (non-project children). Fifty-five percent are black, 19% Mexican-American, 17% Caucasian, 7% Vietnamese, and 2% Chinese.

Twenty-seven children come from AFDC families, 13 receiving Income Eligible Assistance, and two on the WIN program (AFDC).

Federal interagency day care requirements established ratios of:

1 adult for every 5 children, 3-4 years of age.
1 adult for every 7 children, 4-6 years of age.
1 certificated adult for every 15 - 3-4 year olds.
1 certificated adult for every 20 - 4-6 year olds.
This ratio is to be maintained at all times of operation.

The River Oaks Child Development Center has the following staff:

- 3 certificated teachers (Including Director)
- 1 Instructional Aide (Certificate pending)
- 2 Teachers' Aides (both Senior Citizens)
- 1 Clerical Employee (Part-time) (from the WIN program)
- 1 Cook (Part-time)

The Parent Advisory Board was organized in October, 1975, and meets monthly. It functions primarily as a liaison between staff, parents, and community. During peak hours of attendance, occasional volunteer parents from the Parent Advisory Board assist in aiding staff in activities.

GLOSSARY OF HOUSING TERMS

DHUD - Department of Housing and Urban Development.

PHA - Public Housing Authority, general term for all local authorities.

Housing and Community Development Act of 1974 -

C.D. - Community Development Block Grant Program under Title I of the Act.

H.A.P. - Housing Assistance Payment under Section 8 Title II of the Act.

Section 8 - Under Title II entitled "lower-income housing assistance" allows assistance payments to private owners for existing housing, substantially rehabilitated or newly constructed units.

Conventional Housing - Units owned by the PHA financed by the Federal Government on long-term notes (bonds). Examples are River Oaks and New Helvetia.

Turnkey Housing - New units leased or purchased by the PHA after construction has been completed by the private developer. Example, 1725 K Street, elderly high rise.

Section 23 - Established under the Housing and Urban Development Act of 1965 to provide "low-rent housing in private accommodations." The PHA leases private dwellings from a private landlord. Example, Woodbine complex and many scattered single family homes.

Line one rent - Maximum rent allowed by HUD that the PHA can pay in a lease to a private owner for use of his dwelling.

Fair market rent - Maximum rent allowed that the PHA can pay to the private owner under the HAP contract.

Section 8 income limits -

Low income - 80% of median income for locality as determined by HUD.

Very low income - 50% of median income. Of all the persons assisted under Section 8, 30% must be in this category.

A. C. C. - Annual Contributions Contract. This contract is between the DHUD and the PHA to cover the debt service and/or operating subsidies of units owned and leased by the PHA.

P. U. M. - Per unit month revenues vs. expenditures.

REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

In February, 1973, the City Council became the governing body of the Redevelopment Agency and the City Housing Authority. At the same time the Board of Supervisors became the governing body of the County Housing Authority. This action enabled the City Council and the Board of Supervisors to assume overall responsibility for the direction of the urban renewal and public housing programs in the City and County of Sacramento.

In 1974, by ordinances passed by the City Council and the Board of Supervisors, the Sacramento Housing and Redevelopment Commission was created to act both as a community redevelopment commission and a community housing commission. The function of the Commission is to work in an advisory capacity to the City Council and Board of Supervisors. Commission members were set at nine, four appointed by the Mayor with approval of the City Council; four appointed by the Board of Supervisors of the County; and one member appointed jointly by the Board of Supervisors and the Mayor with the approval of the City Council.

REDEVELOPMENT IN SACRAMENTO

In the Beginning

A 65-block portion of the Central Business District of Sacramento, once prime commercial land, was a classic example, as late as 1958, of an area victimized by the City's unbridled growth. The area, bounded by the Sacramento River on the west and the State Capitol Building on the east, was abandoned to the forces of neglect and changed land use. It contained one of the worst skid rows west of Chicago. Run-down hotels, dance halls, pawn shops and bars made up much of the area. One twelve block area in particular had 167 bars and wine shops. Fights, stabbings, murders, prostitution and fires were daily occurrences.

Commercewise, the strong relationship between river traffic, railroads, industry and business no longer existed. Yet, the old pre-fabricated houses shipped by boat from the East Coast in the 1850's remained. They were dilapidated, occupied potentially valuable land, denied public access to a beautiful river, and seriously impaired the important western approach to California's capital city.

Since the late 1920's, the commercial center of this colorful and historically rich city -- largely a product of the gold rush days -- had moved eastward away from the deteriorating core. While the public financial burden of servicing the area was growing, tax revenue was decreasing each year.

Containing eight percent of the total city area and 7.5 percent of the population, the area had 26 percent of the fires, 36 percent of the juvenile delinquency, 42 percent of the adult crime and 76 percent of the tuberculosis cases.

1957

The Block Bounded By 4th To 5th And "K" To "L" Streets .....

1963

And A Portion Of The Four Blocks Bounded By 5th To 7th And "N" To "P" Streets, In 1958 Before, And In 1964 After, Becoming A "Super-Block" Of Garden And Tower Apartments.

The Beginning of Change

On February 3, 1950, the City Council designated the first 60-block Redevelopment Area No. One (enlarged to 62 blocks in 1951, 65-1/4 blocks in 1958, and to 75-1/4 blocks in 1961). In September, 1950, the City Council activated the Redevelopment Agency pursuant to the provisions of the California Community Redevelopment Law of 1945, and appointed five resident electors on December 14, 1950, to serve as Agency Members.

Given the responsibility of revitalizing the area by the City Council, the Redevelopment Agency began its first acquisition of property in September, 1956. Relocation of residents and businesses into standard structures, demolition of buildings, and resale of the land to developers, all in accordance with state law and the adopted Redevelopment Plan, followed.

THE CONVENTIONAL RENEWAL PROCESS

This redevelopment process was a seven-phase operation with each phase dependent upon the other. They were: planning, financing, acquisition, relocation, rehabilitation or demolition site improvement, and disposition.

1. *Planning. The Sacramento Planning Commission, with the cooperation of the Redevelopment Agency, selected one or more project areas within the designated redevelopment area and prepared a preliminary plan indicating, in general, the manner in which the area should be developed to conform to the City's master plan. The Agency, with the cooperation of the Planning Commission, undertook detailed studies including: analysis of building conditions and other blight factors; cost of acquiring property and other costs; potential re-use of cleared land; site, architectural and engineering plans; standards for redevelopers; relocation plan; financial plan; and legal documentation.*

   After public hearings on the redevelopment plan had been held by both the Agency and the City Council, and after all necessary approvals had been made by the federal government, the Agency began fulfilling the provisions of the plan.

2. *Financing. The major portion of the cost of planning a project was advanced by the federal government. However, as planning was completed and a loan and Grant Contract with the federal government was signed, these funds were to be repaid and the Agency had to demonstrate its ability to contribute its one-third share of the net project costs. This contribution may consist of cash or noncash grants-in-aid or a combination of both. The cash grant may be provided by tax allocation bonds or by general obligation bonds of the community. (Sacramento has utilized tax allocation bonds). The noncash grants may be in the form of donated land, demolition work, installation or construction of streets, utilities and other site improvements, or by provision of public facilities.*

   The federal government makes progress payments on its two-thirds share of net project costs during execution of the project. Meanwhile, it also supplies interim operating funds by making direct loans or guaranteeing loans made to the Agency by private investors.

3. Acquisition. Acquiring land in an efficient and equitable manner was an Agency responsibility. Two independent appraisal reports were required prior to acquiring any parcel, and these reports were prepared by local qualified appraisers on a contract basis. Generally, no staff appraisals were made. Maximum acquisition prices were concurred in by the Department of Housing and Urban Development, with the established price being the Agency's opinion of the fair market value of each parcel of real estate.

4. Relocation and Community Services. One of the Agency's chief responsibilities was the adequate rehousing of all families and individuals, and business concerns which were to be displaced from a project area. This plan was approved by the federal government as a prerequisite to obtaining federal funds for urban renewal. Housing offered to occupants of an urban renewal area -- in addition to being decent, safe and sanitary -- must be reasonably convenient to places of employment and to service facilities; and rents or prices must be within their ability to pay. Suitable locations were also offered to displaced business concerns.

   During the execution phase of a project, the Community Services staff contacts each occupant - family, individual, or business proprietor. At this time, a Community Services representative begins to work closely with the occupant; his task is to encourage families and individuals to move into standard housing and business proprietors to plan for satisfactory moves before the vacate date, which is necessarily affected by demolition and land disposition schedules. Individual problems are considered promptly and carefully to avoid unnecessary hardship and anxiety. The Community Services representatives attempt to find satisfactory solutions to unique problems that affect the occupant's relocation through their ready access to services offered by supportive social service agencies and private organizations.

5. Demolition. As buildings were vacated, contracts were awarded to demolition contractors on a sealed bid basis.

6. Site Improvement. As demolition progresses and major portions of a project area were cleared, the physical aspects of site improvement began. This work included installation of utilities, sewer systems, storm drainage systems, curbs and gutters.

7. Disposition. After the land was cleared and assembled for new construction, it was sold to private developers. The criteria for selection of a redeveloper included many factors, some of which were originality of proposal, quality of design, compatibility with other construction in the project, economic soundness of proposal, and potential overall benefit to the City -- which is the major consideration.

   There are many methods which may be used in selling the land; sealed bid offering, public auction, and predetermined price -- to name a few. This Agency, however, has traditionally employed the method of negotiation under competitive conditions because of the flexibility which it allows the Agency and the redeveloper. This flexibility gives all parties an opportunity to justify their proposals in terms of their overall value to the redevelopment program

   The purchase of the land and the building of improvements have to be in accordance with the redevelopment plan for the project in which the land is situated.

CAPITOL MALL PROJECT NO. 2-A

A 15-block portion of Redevelopment Area No. One was designated as the first project in February of 1954 and was called the Capitol Mall Project (Project No. 2-A). The final redevelopment plan for this area was prepared by the Redevelopment Agency and approved by the City Council in September 1955, after public hearings.

The redevelopment plan provides that the portion of the area fronting on K and L Streets, west of 5th Street, be developed for general commercial use as an extension of the Central Business District. Adequate off-street parking was included. The importance of safety and convenience for pedestrians was recognized by the planned elimination of vehicular traffic on K Street between 3rd and 7th Streets, and by the creation of a landscaped shoppers' mall (Downtown Plaza).

The plan to provide a pleasing entry to the City and a suitable approach to the State Capitol Building was fulfilled. Capitol Mall, formerly Capitol Avenue, has been widened with a median grass strip and trees along each side. State office buildings and a City parking structure stand on Capitol Mall east of the Capitol Mall Project boundary line. In the project itself, the Capitol Mall is bordered west to 3rd Street by buildings of appropriate dignity, including: Federal Building, I.B.M. Building, Wells Fargo and Crocker National Bank Buildings, the McKeon office building complex consisting of the Insurance Exchange Building and the State Chamber of Commerce Building, the Plaza Towers Office Buildings, and the Sacramento Union Development.

FINANCING

The Capitol Mall Project required a temporary investment of approximately $16,500,000. Of this sum, about $8,400,000 was spent for the acquisition of real estate. Costs of demolition, site improvements (storm drainage system, streets, sidewalks, pedestrian mall, public utilities, parking facilities, etc.), interest cost of money borrowed, and administrative overhead expenses comprise the balance of the gross cost. The Agency expects to recover about $5,800,000 from the sale of cleared land, resulting in a net cost of about $10,700,000 in carrying out the project. Two-thirds (or less) of this cost is to be paid by a grant from the Department of Housing and Urban Development of the federal government, and the community's remaining one-third (or more) share is being provided by the Agency in the form of both cash and non-cash grants-in-aid. Non-cash grants consist of utility installations by the Sacramento Municipal Utility District and public parking facilities installed by the Agency or the City of Sacramento, all of which benefit the project.

1957
Capitol Avenue Looking Easterly
From The Tower Bridge

I.B.M. Bldg and Wells Fargo Bank

State Chamber of Commerce Bldg.

Plaza Towers

LOCAL FINANCING

To raise the cash locally needed for the project, a unique financing method authorized by State law in 1954 was used for the first time. Instead of using City or County taxes, or even the credit of these governmental agencies, the Redevelopment Agency sold a $2,000,000 bond issue in August of 1956; (later refinanced with a new issue of $6.7 million). The only security for these bonds was the expected increment in tax revenue which accrues as a result of new construction completed in the project area. With the cooperation of the City and County, the total assessed valuations in the project area was determined as of the fiscal year in which the Redevelopment Plan was adopted.

With new construction, the City and County continue to receive tax revenue based upon that produced by assessments existing before redevelopment began. The increase in tax revenues (estimated in Project No. 2-A to reach seven times that of the previous revenues) is deposited into a special fund, and from this fund the Agency bonds were serviced. The 15-block project prior to redevelopment produced $180,000 per year in property tax. By 1975 the same area was producing $1.6 million per year.

HOTEL DEVELOPMENT

On July 18, 1976, the Redevelopment Agency entered into an assignment agreement with John Q. Hammons as the developer of a 375-room, 14-story, $8.5 million Holiday Inn Hotel to be constructed on the 3-4-K-J parcel. The assignment agreement with Downtown Plaza Properties and the hotel developer, spells out the obligations and responsibilities of all parties, the scope of development, a time schedule and other pertinent provisions. Final Construction Plans were approved January 18, 1977. Financing should be submitted by April 1, 1977 and construction is estimated to start about May 1, 1977.

For a complete list of commercial buildings and their development cost, please refer to the Physical Development Progress Report listed under Exhibit 'E' at the back of this report.

Pioneer House
[4th, 5th, "O" & "P" St's.]

Govenor Square (east)
[5th, 6th, P & Q St's]

Govenor Square (west)
[3rd, 4th, "N" & "P" St's.]

Capitol Tower
[5th, 7th, "N" & "P" St's.]

Luxury Hîgh-Rîses and Garden Apartments within the Downtown Area

CAPITOL MALL EXTENSION PROJECT NO. 3

On October 9, 1959, the Agency submitted to the Department of Housing and Urban Development the first part of its application to proceed with an additional 10-1/4 block area -- the Capitol Mall Extension Project (Project No. 3). This project, which borders the Capitol Mall Project on three sides, was planned for development of retail and office building facilities. The redevelopment plan for the project was adopted by the Redevelopment Agency on April 11, 1960 and by the City Council on June 16, 1960. The Agency started the project during March of 1961.

Financing

Net costs of this project will also be shared two-thirds (or less) by the federal government and one-third (or more) by the Agency.

In August of 1963 the Agency sold its second issue of tax increment bonds to provide cash needed to supply the local share of costs of the Capitol Mall Extension Project. The principal amount of the 30-year callable bonds sold was $2,800,000. This issue sold at 3.9% -- a very favorable rate. Tax revenues three to four times those prior to redevelopment are expected to service the bonds and retire them in approximately 20 years.

Commercial Area

The area bounded by 3rd-7th-J and L Streets was reconstructed with retail-commercial establishments and office buildings. The development of the area was designed to accomplish complete separation of pedestrian and vehicular traffic by the construction of Downtown Plaza on K Street, the construction of a two-block underground parking garage between 5th-6th-J and L Streets, and by converting the interior streets to pedestrian malls.

Downtown Plaza Mall

Construction of the $450,000 first phase of the pedestrian mall between 4th and 5th on K Street began in November 1967 and was completed in August 1968. The second phase, from 5th to 7th Streets, began in the spring of 1971. The $1 million cost of the three-block mall was shared by the Redevelopment Agency and the federal government.

Victor Gruen Associates, the internationally famous architectural-planning firm, was the designer of the mall. The architects have described the mall as a "plaza -- a place for people to congregate, a place for functions, exhibits and concerts, as well as for rest in an atmosphere of beauty." The mall has been designed as a sequence of spaces with an eye to the people who will move through them. It has fountains, reflecting pools, jet fountains, full-grown trees, pleasant rest areas, life-size sculptured animals in a children's play area, and an amphitheater with surrounding step and bench seating for 400 people.

The play sculpture in the children's area includes: a 30-ton serpent slide, a momma and two baby bears, seven otters, a hippopotamus, and five ostriches. The sculpture, suited for climbing, is made of concrete.

The primary trees are Chinese elm, zelkova, crepe myrtle, and evergreen pear. Pots adding sculptural elements to the floor surface display azaleas, camellias and seasonal flowers.

Downtown Plaza lighting has been scaled to pedestrian needs. The warm low-key incandescent lights are mounted on handsome posts, each post topped by five 18-inch round balls. Light posts are designed to look as pleasant during the day as they do at night and to add dimension to the street scene. The pools, trees and flowers are lighted by small lamps to heighten the contrasting materials and landscape.

Downtown Plaza Properties

A group of developers known as Downtown Plaza Properties (DPP) is developing the remaining cleared blocks in the commercial area adjacent to Downtown Plaza and two blocks on Capitol Mall. The $50 Million 8-1/2 block development will be done in phases.

DPP completed construction of a two-level underground public parking facility with 1,200 spaces in the two-block area bounded by 5th-6th-J and L Streets. Upon completion this development was purchased by the Redevelopment Agency who turned it over to the City of Sacramento for operation. Shortly thereafter construction commenced on the $7-1/2 Million retail complex located on the lid of the garage. This complex has over 200,000 square feet of rental space for a variety of shops.

DPP is seeking one or more major department stores for the shopping center so that it will become competitive on a regional basis.

DPP has also completed two 15-story office towers located on the block bounded by 5th-6th-L Streets and Capitol Mall. This development is called Plaza Towers. The firm has also developed the Security Pacific Bank Building at the southwest corner of 4th Street and Capitol Mall.

Sacramento Union Development

In 1967 ground was broken for the Sacramento Union development on the block bounded by 3rd-4th-L Streets and Capitol Mall. Dedication for the completed development was held in 1968. The development consists of a 72,000 square foot office building and a 45,000 square foot newspaper production facility. The Sacramento Union returned to the downtown area after an absence of more than 40 years.

Downtown Plaza Mall

[from 4th to 7th street]

CAPITOL MALL RIVERFRONT PROJECT NO. 4

On January 23, 1963, the Department of Housing and Urban Development approved the Survey and Planning Application for the Capitol Mall Riverfront Project (Project No. 4). This approval authorized the Agency to proceed with the lengthy planning process necessary before the start of property acquisition.

After extensive studies and plans were completed, the Agency submitted, on June 12, 1964, its Part I of the Application for Loan and Grant for the project. Approval of the Application was received on October 5, 1965. The Contract for Loan and Grant was executed on April 5, 1967. The proposed project represents the third and final phase in the revitalization of Redevelopment Area No. One.

PLANNING

The general boundaries of Project No. 4 are: the Sacramento City Limits on the west; redevelopment Projects Nos. 2-A and 3 on the east; S Street on the south; and the Southern Pacific Railroad depot and freight yards on the north.

For a project area to qualify for federal assistance, at least 20 percent of the buildings in the area had to contain one or more deficiencies and the area itself had to contain two environmental deficiencies. Leonard S. Mosias, A.I.A., conducted a structural survey and determined that 78 percent of the buildings in the proposed project area were structurally substandard to a degree warranting clearance. The standards for his survey were the 1961 Uniform Building Code, 1961 Housing Code, and other applicable codes and ordinances.

The redevelopment plan for the project conforms in principle to the General Plan for the City adopted by the Planning Commission on July 28, 1959. It represented more detailed planning for the future pattern of development for this particular area.

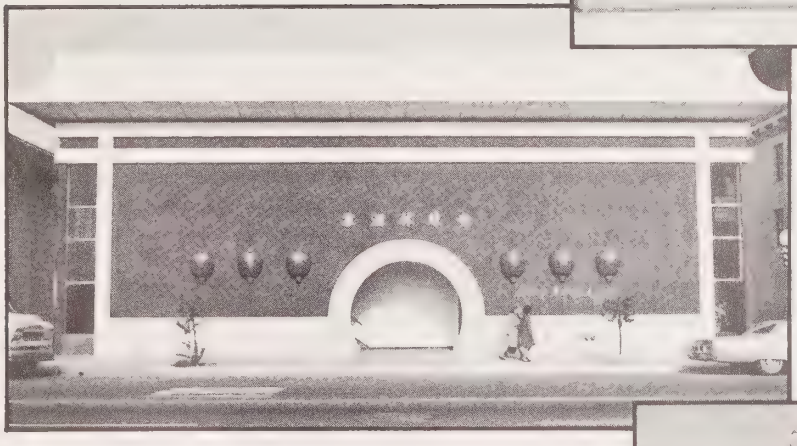
The proposed land uses were the result of a series of studies financed by various governmental agencies involved with the program and conforms to the "Sacramento Central Ctiy Study" by Leo A. Daly and Associates, adopted by the Council in 1961 as a general guide for the planning of the Central City area.

The land uses of the project include:

- General commercial
- Residential-Cultural
- Special Commercial
- Residential
- Historic-Commercial
- Heavy Commercial
- Public

The major elements of the project are the Old Sacramento Historic Area, Chinatown development, an Arts and Cultural Center, a Heavy Commercial Corridor, and a residential district near Capitol Towers (Project No. 2-A).

Chinatown Mall



Hong King Lum

Soo Yuen

Hongkong Bank

CHINATOWN

[3rd, 5th, "I" & "J" St's.]

Site and Project Improvements

An important phase in the renewal of the project area has been the modernization of public utilities and facilities. There have been several utility systems that vitally needed revamping. The storm drainage and sewer and water distribution systems were the most important falling within this category. Unsightly aerial cables for the fire alarm system and the electrical distribution system have been replaced with underground utilities. The existing street lighting system installed over 45 years ago was obsolete and, hence, inadequate for existing traffic conditions. The plan developed new fluorescent luminous street lights through the project, with the exception of the proposed Historic Area.

Financing

As with other Agency projects, this project was carried out with federal financial assistance on the two-thirds/one-third basis, pursuant to the provisions of Title I of the Housing Act of 1949, as amended to date.

** ** **

LAND USES

Chinatown

A new "Chinatown" has been constructed on the two blocks bounded by 3rd-5th-I and J Streets. The development is centered around the Confucius Temple located at 4th and I Streets. Nine parcels were involved, ranging in square footage from 2,400 to 84,000 -- with development costs from $120,000 to $4 Million. All buildings have oriental architecture and many used materials imported from Hongkong and Taiwan.

Chinatown provides 187 units of low-moderate elderly apartments, 72 low-moderate family apartments, commercial stores, offices and restaurants, and is serving as a base for the many Chinese family associations.

In 1865 all streets in the Chinatown area and neighboring vicinity were elevated to protect buildings against flooding; thus, the natural terrain of the ground level is eight feet lower than the sidewalks or street level. At this lower level, a landscaped pedestrian mall was constructed. The mall features a multipurpose plaza for the shoppers and residents of Chinatown. Baronian and Danielson, landscape architects from San Francisco, were the designers of the mall.

All parcels in the Chinatown development are separated by the mall and landscaped courts. Chinese shops, restaurants and offices are on the lower level, additional commercial enterprises on the street level, and family association headquarters at the upper level of some structures.

Each of the two Chinatown blocks represent $5-1/2 Million of construction for an $11 Million total investment.

OLD SACRAMENTO

OLD SACRAMENTO HISTORIC AREA

The Old Sacramento Historic Area, a National Registered Historic Landmark, is being recreated by selecting significant phases of the past from the 1850's through 1870's for restoration and reconstruction. Implementation is being achieved by restoring existing historical buildings and reconstruction of buildings on their original sites.

Old Sacramento is under the jurisdiction of two primary public entities. Two-thirds of the area is under the guidance of the Sacramento Housing and Redevelopment Agency under a federally funded urban renewal program. This program is part of the downtown urban renewal program encompassing the Capitol Mall Extension (Project No. 3) and Capitol Mall Riverfront Project (Project No. 4). The Agency sells the parcels to private investors and they in turn restore the historic structures authentically according to the Agency's guidelines. The other one-third is under the jurisdiction of the State of California which will own, implement and occupy its portion.

The historic area, comprising approximately 28 acres along the banks of the Sacramento River, is adjacent to the downtown central business district. Boundaries are the Sacramento River on the west, Capitol Mall on the south, I-5 freeway on the east, and the I Street Bridge on the north.

As the historic area was a blighted area, housing one of the worst skid row areas in the West, its revitalization is a great enhancement to the Sacramento community. Prior to redevelopment the total area had a worth of approximately $2 million. Upon completion $60 million will have been spent on its restoration, adding significant tax dollars to the community. More importantly, Old Sacramento is one of the largest historic preservation projects in the United States with its preservation documenting important events such as the start of the Pony Express, the Central Pacific Railroad and the California Goldrush. Adding to the new businesses, restaurants and shops, the area is attracting tourists and visitors as a leisure-time activity as well as a bustling business center. Two and a half million tourists per year are estimated to visit Old Sacramento upon its completion.

As of February, 1977, private investment totaled $20 million in completed projects. Thirty-seven buildings in twenty-eight projects have been restored and/or reconstructed, and fifteen are presently under construction. One hundred and fifty-seven businesses are operating in the completed buildings, including seventy-five retail shops, forty-three offices, and eighteen restaurants and saloons. Upon completion approximately twenty-five major restaurants will be in operation.

The waterfront development will be constructed in two phases, with Phase I completed in August, 1976. In March, 1975, the State Public Works Board approved $221,500 in preliminary funds for the planning of the railroad museum in Old Sacramento. The first phase of the museum, the Central Pacific Passenger Station, was completed by July 1976, while the $8 million principal museum should be under construction in late 1977. Funds come from the State Parks bond issue approved by voters in June, 1974. The Pacific Coast chapter of the Railway and Locomotive Historic Society, which owns forty pieces of railroad equipment, will be the major contributor to the museum.

I. *Old Sacramento Status Summary, Box Score as of February 1, 1977*

A. Completed Projects	28	54%
B. Under construction	7	14%
C. Planning phase		
Final construction plans	7	18%
Preliminary plans	2	
D. Owner participation	3	5%
E. Agency owned (not started or completed)	5	9%
	52	100%

II. *Private Redevelopers*

By virtue of the land disposition contracts, the Agency has important monitoring functions concerning the private redeveloper's compliance with these contracts and the deed restrictions. This monitoring will continue to include for the term of the redevelopment plan which is 30 years and terminates in 1996 with provisions for extensions. There are 52 private projects (contractual relationship) to be monitored.

In addition to these projects, the eight projects under construction all necessitate surveillance and monitoring activities for construction plan compliance. The nine projects in the planning stage require monitoring of preliminary plans, final construction plans, evidence of financing, all pursuant to the land disposition contracts.

III. *Service Courts.*

Each land disposition contract has a Phase II development obligation. Each redeveloper is to participate in the purchase, development and maintenance in a service court adjacent to their facility for utilities, garbage, storage, deliveries, etc. There are 12 of these throughout Old Sacramento, and the development and maintenance programs are to be developed with maximum coordination with the private investors involved.

IV. *Public Improvements.*

A. Presently the following public improvements are in place:

1. *All board sidewalks with the exception of 235 lineal feet on the south side of L Street between 2nd Street and the alley.*

2. *All gaslights are in place with the exception of those that are are going into the Pony Express Plaza; those lighting the entrance to the alleys and along the waterfront.*

3. *All street work is completed with the exception of I Street between Second and Front Street, and Front Street between I and J Streets. All of this is on State Park frontage and final determinations have not yet been made concerning the State or the Agency's funding the street gutters/sidewalk improvements.*

B. In addition to the above specifically mentioned items, the following public improvements need to be planned and developed:

1. Waterfront - master plan which will include treatment of the flood wall, docking, historic ship placement, landscaping, etc.

2. Alleys.

3. Parking - the Agency is obligated pursuant to the land disposition contracts to develop parking to satisfy the square footage/use needs. With the development of the South Parking Garage, 840 permanent parking spaces are in place.

   Other permanent parking facility possibilities include multi-decking the I-5 freeway lot between I and J Streets and use of the 1345 space garage to be built on the 3-4-L-K Block.

V. State Park.

A. The Agency's role in dealing with the State Park is to encourage, instigate and coordinate the development of the Old Sacramento State Historic Park. The following improvements were completed and operable as of the July 3, 4, and 5th Bicentennial weekend:

1. Eagle Theatre - used for "period" theatre and functioning as a museum.

2. The B. F. Hastings Building serving as a "house museum" depicting the California Supreme Court Chambers, and a communication museum including the Pony Express story and a Wells Fargo Branch Bank.

3. The Passenger Station of the California State Railroad Museum was completed.

4. The Pony Express Plaza was completed and the monument erected.

VI. Miscellaneous.

As an amplification of the Agency's monitoring role of Old Sacramento, there is the need for continuation of the coordination and instigation of numerous activities involving special events; street vending, publicity, etc., extremely important ingredients in the successful growth and development of the historic area. This is a unique role for the Agency/City to be playing in relationship to other parts of the City, but it is vital to the successful development and operation of Old Sacramento to continue this monitoring activity. Old Sacramento must not be looked upon as just another part of the City or County, but must be given much more enthusiastic and imaginative attention on the part of not only the Agency/City, but the California State Parks and Recreation, in addition to the private commercial efforts of the Old Sacramento Citizens and Merchants Association and other historic area participants.

VII. *Private Old Sacramento Redevelopment Status Summary, February 1, 1977.*

A. *General Information:*

1. *Gross sq. ft. . . . . .685,700 gross square feet.*

2. *As of 2/1/77 completed and/or under construction, 36 projects, 455,325 gross sq. ft.*

B. *Development Economics*

1. *685,700 sq. ft. x $50/sq. ft. = $34,285,000 (estimated private investment upon completion, including appreciation factor)*

2. *As of 2/1/77, 455,325 sq. ft. completed or under construction, x $50/sq. ft. = $22,766,250 (includes appreciation factor).*

VIII. *Section 312 Commercial Rehabilitation Loan Activity*

14 Loans. $750,000

HEAVY COMMERCIAL CORRIDOR

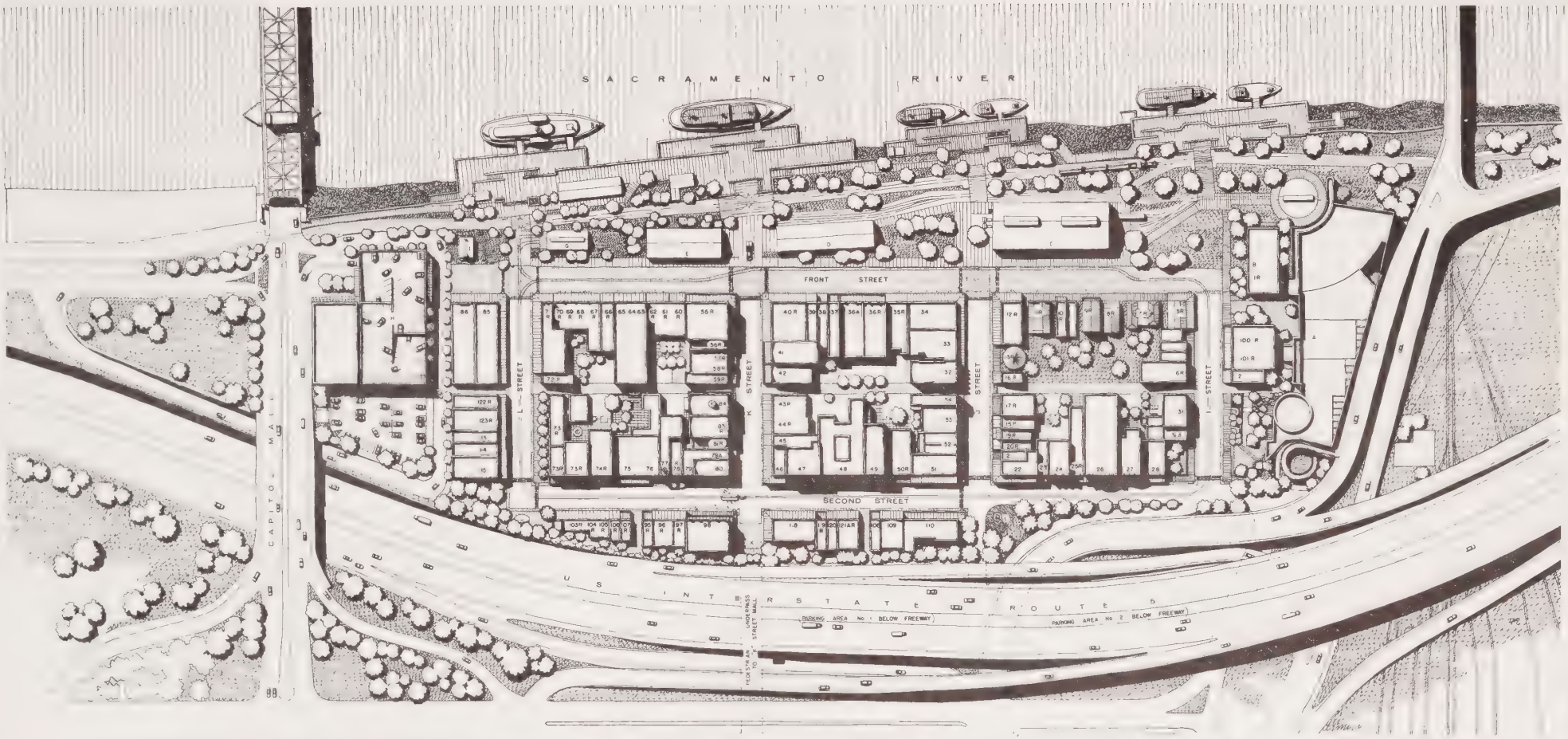
Heavy commercial and wholesale outlets formerly had been heading for the suburbs in greater numbers because of a scarcity of close-in sites adequate for their operations. To combat this problem and to correct blight conditions, the "Heavy Commercial Corridor" was reconstructed in the 15-block area between 2nd-10th-Q and S Streets.

Many commercial property owners formerly located in the project area were given an opportunity to take part in the redevelopment of the area. Where owners were unwilling to renovate their property to meet redevelopment and code standards, the properties were acquired and offered to developers who would meet the standards. Upgrading the area resulted in more than $3 million in new construction in 25 projects and $1 million in improvements to existing buildings.

RESIDENTIAL

The final major land use within the project area is designated "Residential" and includes Governors Square townhouses and apartments developed by Robert Powell at a cost of $5 million, and 82 condominium units of Riverfront Plaza to be under construction in the spring of 1977 at a cost of $5-1/2 million. The latter project will be located between P-Q-3rd Street and Interstate 5.

The residential units in Project No. 4 are adjacent to the Capitol Towers Complex, 413 garden and high-rise apartments, and Pioneer I, a 140-unit Elderly Complex at the northwest corner of 5th and P Streets in Project No. 2-A. Construction began in December, 1976 on the 198 elderly units of Pioneer II at the northeast corner of 5th and P Streets. This is market rate program including congregate feeding. Total cost of the development is $6 million.



Key to Building Numbers

SUFFIX 'R' ON PLAN INDICATES RECONSTRUCTION ALL OTHER BUILDINGS ARE RESTORATION. • IN KEY INDICATES BUILDINGS TO BE DEVELOPED BY STATE DEPT OF PARKS AND RECREATION

- • 1 CITY HALL & WATER WORKS
- • 2 DINGLEY SPICE MILL
- 3
- 4
- • 5 HEMSLEY - READING & CO.
- • 6 F ODGEN
- • 7 PEOPLES MARKET
- • 8 HOTEL DE FRANCE
- • 9 CITY HOTEL
- • 10 T MC DOWELL & CO
- • 11 EAGLE THEATRE
- • 12 S TAYLOR BUILDING
- • 13 ROUND TENT
- • 16 WARREN'S SEED STORE
- 17 BENNETT'S MASONIC HALL
- 18 SACRAMENTO UNION
- 19 MAGNOLIA SALOON
- 20 LORD'S RESTAURANT
- 21 HAINES BUILDING
- 22 SAZERAC BLDG & BLUE WING SALOON
- 23 OUR HOUSE SALOON
- 24 BAKER - HAMILTON BUILDING
- 25 BARNUM HOTEL
- 26 HALL, LUHRS AND CO.
- 27 SCHROTH BUILDING
- 28 FOSTER SALOON
- 31 MECHANICS' EXCHANGE
- 32 VERNON - BRANNAN HOUSE
- 33 BRANNAN BUILDING
- 34 BRANNAN BUILDING
- 35 BOOTH BUILDING
- 36 BOOTH BUILDING
- 36A BOOTH BUILDING
- 37 LEGGETT ALE HOUSE
- 38 UNITED STATES HOTEL
- 39 NEW YORK DRUG STORE
- 40 BOYD & DAVIS
- 41 HOWARD HOUSE
- 42 LADY ADAMS BUILDING
- 43 HARRIS BUILDING
- 44 WINKLE BUILDING
- 45 UNION HOTEL
- 46 BANK EXCHANGE BUILDING
- 47 UNION HOTEL
- 48 ORLEANS HOTEL
- 49 ADAMS EXPRESS BUILDING
- 50 ARCADE HOTEL
- • 51 HASTINGS BUILDING
- 52 GREGORY BUILDING
- 53 PIONEER HALL AND BAKERY
- 54 CITY MARKET
- 55 WHAT CHEER HOUSE
- 56 KING, BARROLL & CO.
- 57 NEW ORLEANS HOUSE
- 58 NATIONAL HOTEL
- 59 WINKLE BAKERY
- 60 STEVENS, CHESLEY & CO.
- 61 HILL, CLARK & CO.
- 62 LAMBARD FLOUR MILLS
- 63 SACRAMENTO CRACKER CO.
- 64 SACRAMENTO CRACKER CO.
- 65 SACRAMENTO CRACKER CO.
- 66 BROOKLYN HOTEL
- 67 CLINE & CO.
- 68 STROUSS & CO.
- 69 EAGLE MILLS
- 70 ADAMS MC NEIL & CO.
- 71 ADAMS MC NEIL & CO.
- 72 W F BROWN HOTEL
- 73 CLARENDON HOTEL
- 74 PACIFIC STABLES
- 75 SKAGGS BUILDING
- 76 SKAGGS BUILDING
- 77 SACRAMENTO ENGINE CO NO. 3
- 78 GOODELL'S CARPENTER SHOP
- 79 RIVETT - FULLER BUILDING
- 80 DEMOCRATIC STATE JOURNAL
- 81 PENDERGAST STORE
- 82 EMPIRE HOUSE
- 83 EMPIRE HOUSE
- 84 EBNER'S HOTEL
- 85 STANFORD BROTHERS WAREHOUSE
- 86 CAVERT BUILDING
- 95 LATCHER BUILDING
- 96 CORNWALL BUILDING
- 97 FREY BUILDING
- 98 FRATT BUILDING
- • 100 BIG '4' BUILDING
- • 101 BIG '4' BUILDING
- 102
- 103 JESSUP BUILDING
- 104 ALDRICH BUILDING
- 105 RODGERS BUILDING
- 106 CIENFUEGO BUILDING
- 107 STILL, CONMER & CO
- 108 PIONEER TELEGRAPH BUILDING
- 109 SMITH BUILDING
- 110 HEYWOOD BUILDING
- 111
- 112
- 113 E P FIGG
- 114 D O MILLS BANK
- 115 RIALTO BUILDING
- 118 MORSE BUILDING
- 119 ST CHARLES STORE
- 120 CARPENTER BUILDING
- 121 SADDLE ROCK RESTAURANT
- 121A
- 122 FASHION SALOON
- 123 DIANA SALOON

OLD SACRAMENTO

A REGISTERED NATIONAL HISTORIC LANDMARK

- • A CALIFORNIA STATE RAILROAD MUSEUM HISTORY BUILDING
- B CITY, COUNTY HISTORICAL MUSEUM
- • C CSRR ARCADE PASSENGER STATION MUSEUM
- D CENTRAL PACIFIC FREIGHT DEPOT
- E STEAM NAVIGATION BUILDING
- F
- G HISTORIC STREET CAR BARN
- H SOUTH PARKING GARAGE
- I HISTORIC SCHOOL MUSEUM
- J THEODORE JUDAH MONUMENT AND PLAZA
- K PEDESTRIAN UNDERPASS TO DOWNTOWN PLAZA AND 'K' ST MALL
- L SOPHIE COMSTOCK PONY EXPRESS MONUMENT AND PLAZA

PICTORIAL PLAN

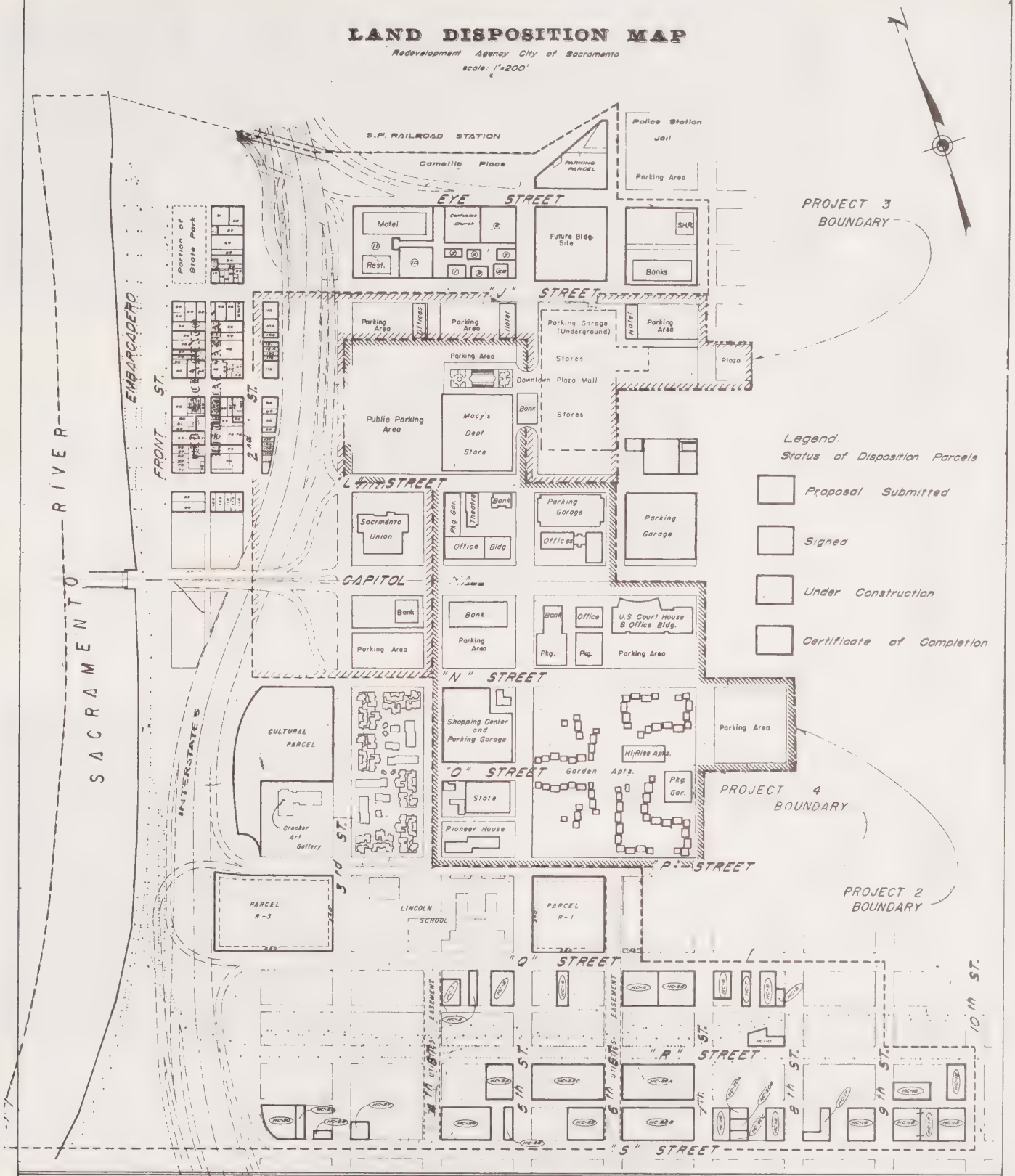
SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Date Was #1 1978

LAND DISPOSITION MAP

Redevelopment Agency City of Sacramento

scale: 1"=200'



CHINATOWN

PARCEL NO.	SQ. FT.
1	4,680
2	1,536
3A	3,900
3	3,828
4	2,900
5	4,700
6	31,572
10	20,900
11	69,96

HEAVY COMMERCIAL CORRIDOR

PARCEL NO.	SQ. FT.
HC-1	10,900
HC-2	8,900
HC-3	14,000
HC-4	8,400
HC-5A	19,600
HC-5B	13,500
HC-6	10,000
HC-7	5,970
HC-8	12,880
HC-9	5,200
HC-10	7,800
HC-11	12,900
HC-12	7,800
HC-13	17,980
HC-14	17,730
HC-15	17,730
HC-16	17,730
HC-17	9,170
HC-18A	11,850
HC-18B	2,850
HC-19	13,320
HC-20A	9,240
HC-20B	3,250
HC-20C	3,240
HC-22A	51,500
HC-22B	47,334
HC-22C	9,200
HC-23	26,700
HC-24	19,500
HC-25	3,950
HC-26	33,500
HC-27	6,480
HC-28	3,240
HC-29	8,400
HC-30	19,984

RESIDENTIAL

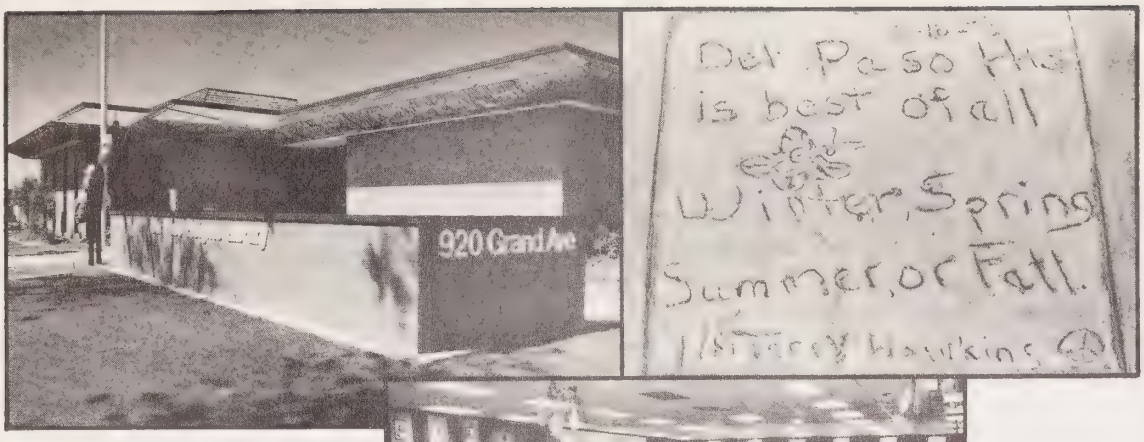
PARCEL NO.	SQ. FT.
R-1	18,800
R-2	243,900
R-3	72,100

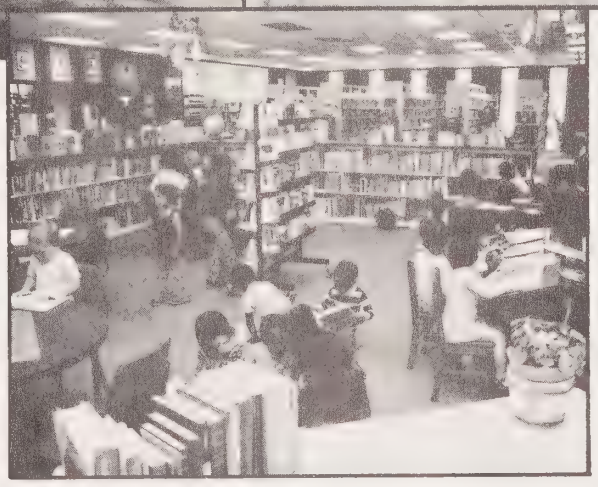
MEXICAN CENTER

PARCEL NO.	SQ. FT.
	81,634

REVISED 8-6-75 DJC

HISTORIC BUILDING INDEX





Library
[920 grand ave.]

DEL PASO HEIGHTS

n.d.p.

Elderly Complex
(40 units)
[2735 cypress st.]

PROJECT NO. 5

DEL PASO HEIGHTS NEIGHBORHOOD DEVELOPMENT PROGRAM

The Del Paso Heights Neighborhood Development Program (NDP) was approved by the Department of Housing and Urban Development on April 1, 1970 and funds made available to the Agency in July of that year.

The project area is comprised of 1,000 acres and contains about 8,000 persons, mostly in single-family homes. Fifty percent of the population is White, fifty percent Black, with a few Mexican-Americans. One-third of the buildings have been classified as standard, one-third as rehabilitation feasible, and one-third as substandard; and these buildings are scattered rather evenly throughout the area.

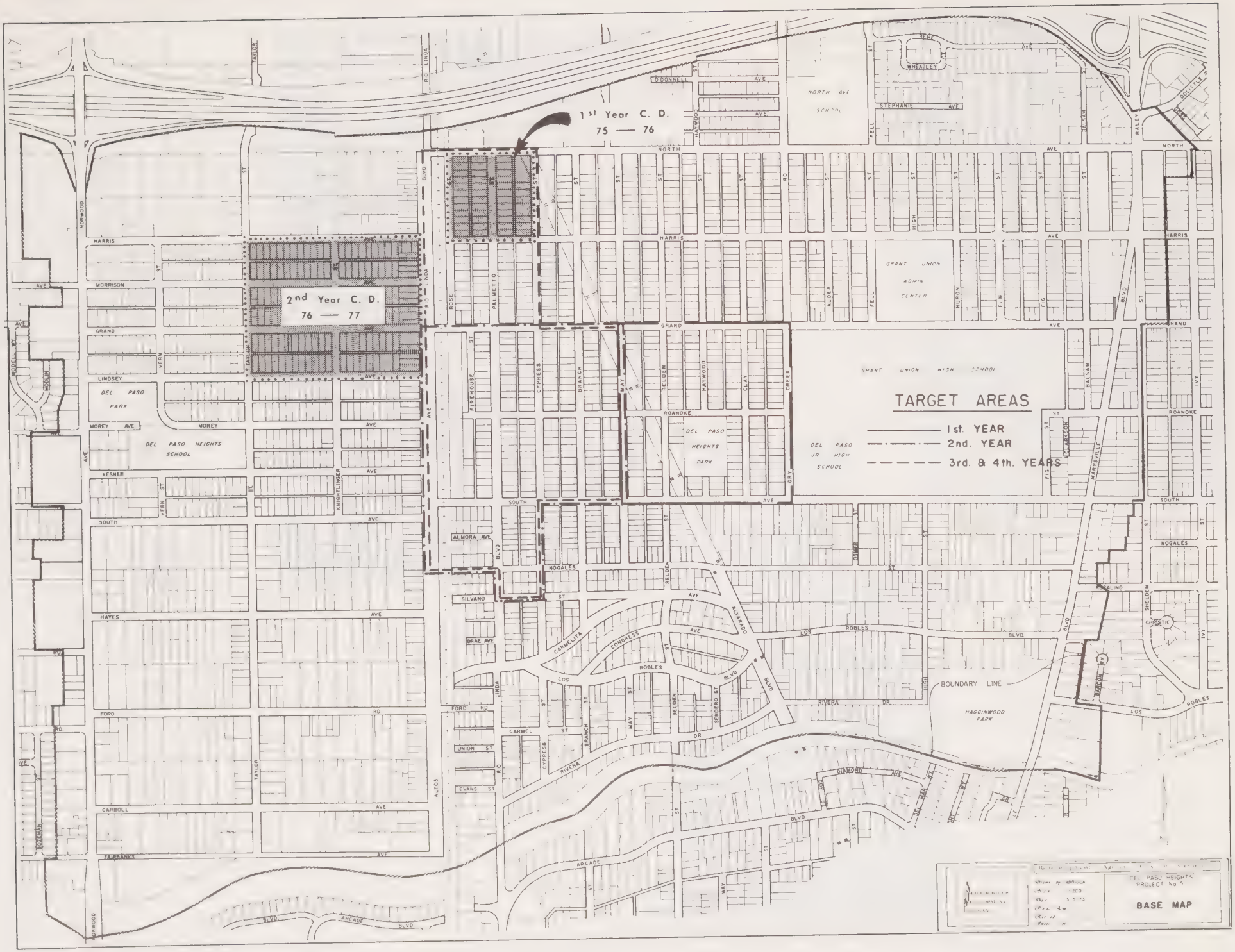
The first year eight-block target area, bounded by Dry Creek Road, May Street, Grand Avenue and South Street, was an area where 98 percent of the population of 300 was Black. The activities for the first year included construction of 18 units of rental housing, the rehabilitation of 25 homes, the demolition of 35 substandard homes, construction of 50 new single-family homes on existing vacant land and Agency-acquired lots, improvements to existing park and new park extension, and the construction of new streets, sidewalks, storm drains and street lights throughout the entire area. The cost of these activities was $1,063,427.

The second target area was a 12-block area adjacent to the first year project, extending to Rio Linda Boulevard on the west. The activities for the second year included construction of a new branch library, clearance of land for 40 units of multi-family housing and 40 units of elderly housing which was completed in March, 1976, rehabilitation of eight homes, demolition of eight substandard homes, construction of 13 single-family homes on existing vacant land and Agency acquired lots, and construction of new streets, sidewalks, storm drains and street lights on Grand Avenue and Rio Linda Boulevard. The cost of second year activities was $1,125,000.

The third, fourth, and fifth year activities were carried out in the second target area due to a cutback in funds. Third year activities included construction of a Neighborhood Health Center, acquisition of land for a proposed shopping center, demolition of six substandard homes, construction of a cross-over street, rehabilitation of eight homes and construction of one new single-family home. Fifth year activities included demolition of six substandard homes, construction of five new single-family dwellings, reconstruction of South Avenue with sidewalks, curbs and gutters and street lights. The cost of third year activities was $800,000; fourth year activities cost $524,000, and extended fourth year activities approximately $594,000.

First year Community Development funding (1975-76) was $524,700 for street improvements along Cypress, Palmetto, Rose, Harris and North. Second year C. D. (1976-77) funding amounted to $682,900 for housing rehabilitation grants and limited acquisition of substandard housing, in a six block area, bounded by Taylor, Rio Linda, Harris Avenue and Lindsey Avenue

Proposed third year C. D. (1977-78) funding request is $645,300 for the following activities: PAC budget, street improvements through assessments, economic feasibility study, a self-help painting and beautification program, EIR/EIS report, and low interest housing rehabilitation loans and grants.


1st Year C. D.
75 — 76
2nd Year C. D.
76 — 77
TARGET AREAS
1st. YEAR
2nd. YEAR
3rd. & 4th. YEARS
BOUNDARY LINE
HAGGINWOOD PARK
DEL PASO HEIGHTS PROJECT No. 5
BASE MAP

Zapata Park with 143 Apartment Units around it, [Washington Square I & II]
(D,E,8th & 10th Streets)

ALKALI FLAT

n. d. p.

PROJECT NO. 6

ALKALI FLAT NEIGHBORHOOD DEVELOPMENT PROGRAM

The application for a Neighborhood Development Program in Alkali Flat was approved June 27, 1972 by the Department of Housing and Urban Development. The first year NDP in Alkali Flat was from June 16, 1972 to June 15, 1973.

The project area consists of 25 blocks of residential, commercial and industrial property. New zoning regulations were adopted on February 10, 1972 by the City Council so that improved long-range planning can be accomplished for the entire 25 block NDP area. Certain blocks were designated for residential use and others for office, retail and commercial, and park use.

The entire project area contains approximately 1,500 persons, primarily in rental dwellings. The racial distribution is approximately 50 percent White, 35 percent Mexican-American, and 15 percent Black and Oriental. Forty percent of the population is over 55 years of age.

In Alkali Flat $825,000 was used to carry out NDP activities for the first year in a two-block target area bounded by 8-10-D-E Streets. One hundred and forty-three new apartments for low and moderate income families were built to replace the 62 substandard dwelling units and warehouses formerly in the area.

The second year activity was concentrated in completing site improvements for the first target area, including new streets, curbs and gutters. In addition to those site improvements the City Council allocated revenue sharing money to construct a portion of street lights in the area and to construct the second mini park to be located on 11th Street between E and F Streets.

Under Community Development Block Grant funding, Alkali Flat's goal will be to redevelop at least one block per year for the next three years. The plan is to develop low-income and conventional housing units and accomplish historical preservation, where possible.

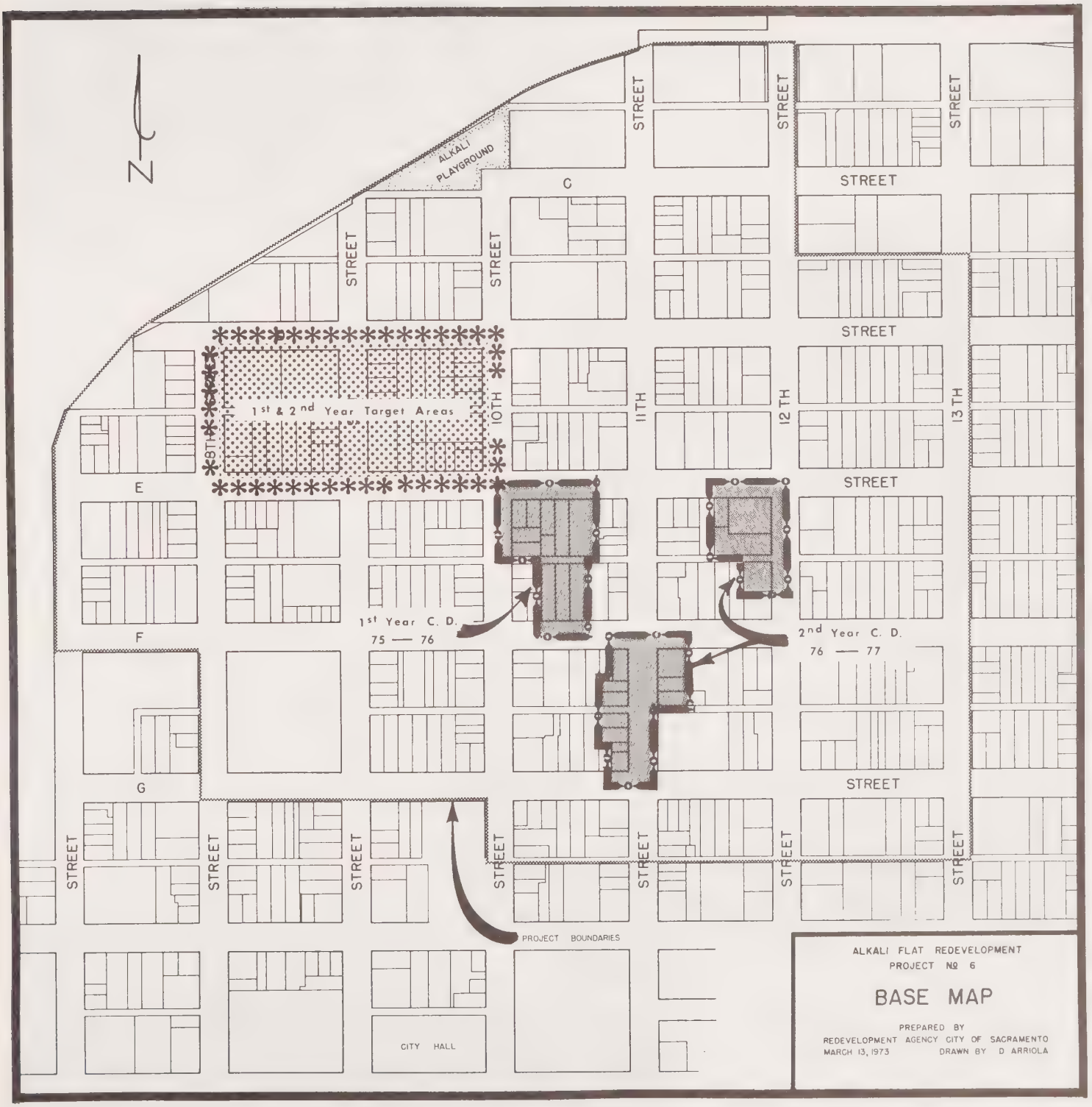
The first action year (1975-76) Community Development funding consisting of $578,700, will be utilized for the acquisition of most parcels in the block bounded by 10-11-E-F Streets (Block 114). Elderly persons living in these dwellings will be temporarily relocated and have first priority to move back into the new elderly housing living units when completed. Public improvements were funded up to $42,000 this same year.

The cleared land on the north half of Block 114 will be sold to the Housing Authority for construction of 40 low-income elderly housing units.

The structures located on the south half of Block 114 will be sold for housing preservation.

Second year C. D. funding for 1976-77 consisted of $144,000 for property acquisition, tenant relocation, and clearance. Another $535,500 was allocated for acquisition of property fronting 11th Street between F and G Streets and the possible development of a third mini park at that location.

Proposed third year C. D. 1977-78 funding request is $546,500 for the following activities: PAC budget, land acquisition for residential development, housing preservation, and low interest housing rehabilitation loans.


N
ALKALI PLAYGROUND
STREET
C
8TH
10TH
11TH
12TH
13TH
1st & 2nd Year Target Areas
E
F
G
1st Year C. D.
75 — 76
2nd Year C. D.
76 — 77
PROJECT BOUNDARIES
CITY HALL
ALKALI FLAT REDEVELOPMENT
PROJECT № 6
BASE MAP
PREPARED BY
REDEVELOPMENT AGENCY CITY OF SACRAMENTO
MARCH 13, 1973
DRAWN BY D ARRIOLA

before

(4041 - 32rd Street)

after

OAK PARK n.d.p.

before

after

(4050 Sumac Lane)

PROJECT NO. 7

OAK PARK NEIGHBORHOOD DEVELOPMENT PROJECT

In September 1971 plans were announced by the Sacramento Redevelopment Agency to begin a Neighborhood Development Program (NDP) in the Oak Park area. A series of community-wide meetings were held after the announcement of the NDP program. During one of those meetings, members were asked to volunteer to serve as the Interim Project Area Committee (PAC). Ten persons comprised this group and were quite instrumental in

1. *Drawing up the scope of development for Oak Park for presentation to the entire community;*

2. *Devising a means of selecting the final PAC; and*

3. *The development of the Oak Park budget for the application that was submitted to HUD in January 1972. In the first year's budget, money was allocated for survey and planning. The PAC and Agency staff jointly recommended a planning consultant to determine the community needs and priorities and to prepare the Redevelopment Plan.*

The Oak Park Neighborhood Development Program was approved by the Department of Housing and Urban Development effective June 16, 1972.

The Oak Park Project Area is comprised of approximately 1,300 acres in area and has a population of approximately 14,000 people. The racial breakdown for the Oak Park area was approximately 48.6 percent Black, 47.8 percent White, and 3.6 percent other.

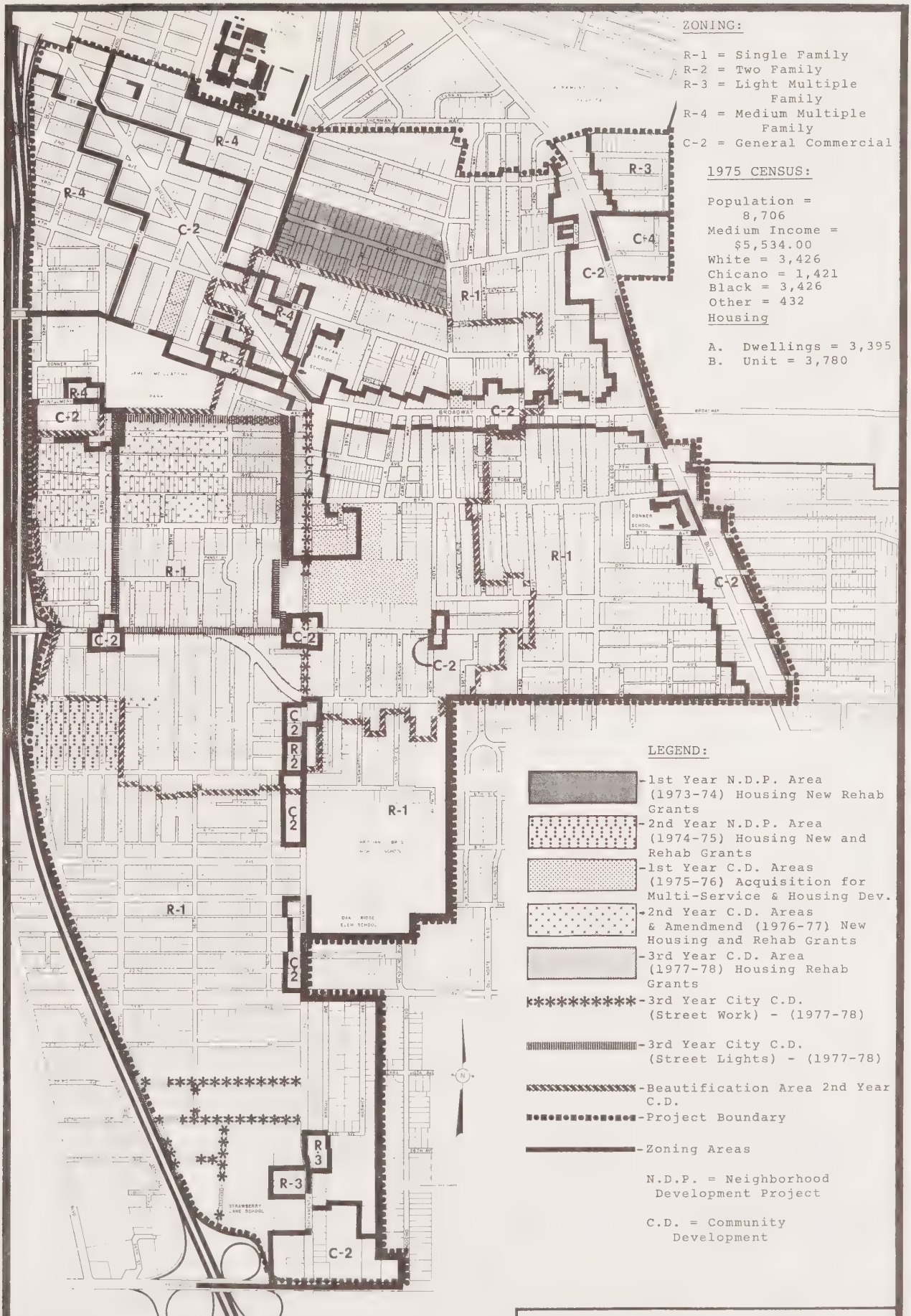
The first year NDP in Oak Park was basically a planning year. The tasks performed involved the preparation of a Preliminary Plan and the final Redevelopment Plan which formed the basis for selection of target areas on an annual basis for implementation and action. In November 1972 the Murray-McCormick Environmental Group was retained by the PAC and the Redevelopment Agency to act as the planning consultants for the Oak Park neighborhood.

On January 9, 1973 the Preliminary Plan was presented to the City Planning Commission for consideration. After further review by the Planning Commission, Oak Park PAC and Redevelopment Agency, the Plan was adopted on January 16, 1973.

The Preliminary Plan set the foundation for a more detailed plan called the Redevelopment Plan. This Plan contains the plans and procedures for implementing physical development in the Oak Park Project area. On May 30, 1973, at a public hearing held at Sacramento Senior High School, the Redevelopment Plan was adopted by the City Council and the Redevelopment Agency.

The first year target area (1973-74) was comprised of a three block area located in the northern section of Oak Park. The boundaries were 37th Street, Third Avenue, Santa Cruz Way and the property alignment between First and Second Avenue.

The activities for the first year target area consisted of major and minor rehabilitation of approximately 26 single family residences with the use of HUD grants and loans. There was spot clearance of six substandard homes purchased on a limited interest basis with the land remaining vested in the owner's name. Property owners entered into Owner Participation Agreements and with the aid of HUD replacement housing payments, rebuilt on the same site.



ZONING:

R-1 = Single Family
R-2 = Two Family
R-3 = Light Multiple Family
R-4 = Medium Multiple Family
C-2 = General Commercial

1975 CENSUS:

Population = 8,706
Medium Income = $5,534.00
White = 3,426
Chicano = 1,421
Black = 3,426
Other = 432

Housing

A. Dwellings = 3,395
B. Unit = 3,780

LEGEND:

- 1st Year N.D.P. Area (1973-74) Housing New Rehab Grants
- 2nd Year N.D.P. Area (1974-75) Housing New and Rehab Grants
- 1st Year C.D. Areas (1975-76) Acquisition for Multi-Service & Housing Dev.
- 2nd Year C.D. Areas & Amendmend (1976-77) New Housing and Rehab Grants
- 3rd Year C.D. Area (1977-78) Housing Rehab Grants
- 3rd Year City C.D. (Street Work) - (1977-78)
- 3rd Year City C.D. (Street Lights) - (1977-78)
- Beautification Area 2nd Year C.D.
- Project Boundary
- Zoning Areas

N.D.P. = Neighborhood Development Project

C.D. = Community Development

NOTE:

2nd Year Scattered Sites Acquisition (1977-78)

There are approximately 1300 acres within the Oak Park Project Boundary.

Sacramento Housing and Redevelopment Agency

Oak Park Development

revised: 3-17-77

arriola

The second year target area (1974-75) boundaries were 14th Avenue to the north, 16th Avenue to the south, South Sacramento Freeway to the west, and 34th Street to the east. The overall objective for the second year activities was to couple NDP with a Street Assessment District's efforts to achieve a complementary and successful project. The Assessment District included new streets, sidewalks, curbs, gutters and street lights financed primarily through the City of Sacramento with the use of General Revenue Sharing funds. Within the above boundaries the area was characterized by a mixture of the following housing conditions: 10 standard, 50 rehabs, 9 rehabs questionable, and 11 substandard homes.

The primary NDP goal was to revitalize a possible 50 homes. Because of limited HUD funding, the Agency anticipates the rehabilitation of approximately 46 of the 50 homes if present levels of funding are maintained. The estimated cost to rehabilitate the 46 homes was $161,000 in HUD grants and an additional $100,000 in HUD 312 loans.

First year (1975-76) Community Development funding was $552,250 for land acquisition, tenant relocation, and property clearance at 8th Avenue and Sacramento Boulevard for the multi-service center development. There was also $175,900 for land acquisition at San Jose Way and Broadway for construction of 16 multi-family units which the Agency is currently in the process of developing. The last item to be funded was $285,000 for land acquisition on a portion of the east side of 35th Street between 4th and 5th Avenues for future multi-family housing development.

Second year C. D. (1976-77) funding was a total of $723,400 for the following activities: housing rehabilitation grants and limited acquisition in the area bounded by 33rd Street, 37th Street, 6th Avenue and 9th Avenue; land acquisition for a mini park and park development expenses at Temple Avenue and 34th Street; and a self-help painting/beautification program.

Third year C. D. (1977-78) proposed funding request is $476,600 for the following activities: PAC budget, self-help painting and beautification; housing rehabilitation grants in the area bounded by 37th Street, Sacramento Boulevard, 9th Avenue and Bigler Way; and low interest housing rehabilitation loans for the entire area. In addition to the above, the City also is allocating $150,000 in the project area for (1) Plans/Specifications to widen Sacramento Boulevard between Broadway and 14th Avenue; and (2) Street lighting assessments in the area bounded by 6th Avenue, 12th Avenue, 33rd Street and 38th Street.

RESEARCH AND DEVELOPMENT DIVISION

The Research and Development Division is divided into three sections: The Research Section represents an activity performed by a number of staff rather than a few selected persons. It is an attitude which is sensitive to the problems and opportunities relating to Agency or general community development and obtains the necessary resources to solve the problem or implement the opportunity. The resources may be money, material, staff or donations from private individuals and organizations, local, state or federal agencies. The Assistant Director serves as a central resource in helping staff to develop proposals. Proposals may range from social service programs for tenants, community programs, housing development to research leading to new ways of funding existing programs.

This section has consistently achieved a 50% success ratio of new grant approvals during the past 2-1/2 years. Two redevelopment-related proposals are outlined below:

The Research and Development Division conducts special studies where appropriate and requested. An example of this type of study would be the "701" Comprehensive Planning Grant to examine the possible use of the "transfer of development rights" as a tool in historic preservation in Sacramento. Two current studies are noted below:

1. *Sacramento Multi-modal Transportation Center Study:*

   This proposal to the Department of Transportation, Federal Railroad Administration was for a $124,714 planning and feasibility study to convert the Southern Pacific Train Station into a central terminal facility, serving the Sacramento Region by bringing many forms of transportation together in one downtown location, e.g., Regional Transit, Greyhound, Amtrak, Trailways, taxi, etc. It would also be the future terminus of a high speed link with the San Francisco Bay Area and possibly serve as an art center. This one year study is now funded and is underway as of February 14, 1977.

2. *Locke, California*

   This is a program to develop a comprehensive plan for the historic Chinese community of Locke. $20,000 has been received from the National Endowment for the Arts and $77,000 from Sacramento County C. D. funds. The planning study is coordinated by the Agency with assistance from the Chinese Historical Society, Locke town council, State of California, National Trust and local government departments and others. The study is underway and is scheduled to be completed by summer of 1977.

The Research Section represents the "grant development" portion of the Agency. This activity is carried out by a number of staff and is not confined to any one individual. The work is coordinated by the Assistant Director. Examples of recent proposals that have been funded include:

1. *Senior Boutique: A $40,000 grant by the Area Office of Aging to establish an outlet in Old Sacramento so seniors could sell quality craft items. Proceeds would go to the craft person, Senior Boutique and Foster Grandparent Program. 100% funding.*

2. *River Oaks Day Care Center: A $76,000 annual grant by the State Department of Education to operate a day care center for tenants and others in the River Oaks Project area. 100% funding.*

3. *235 Default Counseling Program: A $46,500 one-time grant by DHUD to help reduce 235 Default cases in Sacramento through SHRA's DHUD Certified Home Management Counseling unit. 100% funding.*

4. *Target Projects Program: A $1,200,000 grant by DHUD for the modernization of public housing units and the improvement of Agency's management capabilities. 100% funding.*

5. *Senior Housing Assistance Manual: A $6,058 grant from the Area 4 Agency on Aging to research and prepare a manual for groups interested in providing for senior housing. 200 copies delivered December 1976. 90% funding.*

The Development Section represents the "technical" portion of the Agency. Activities carried out by staff include architecture, planning, engineering coordination, demolition, plan review, construction and site improvement, contract management, public housing and other development, modernization, residential rehabilitation and drafting.

Examples of current workload:

1. *Rehabilitation case load - City, FY '76-'77 (March 10, 1977)*

   a. *H.O.P.E. - 42 cases*
   b. *Oak Park & DPH grants - 8 cases*
   c. *Oak Park Paint/Beautification - 9 cases*
   d. *Inspections for limited acquisition - 19 cases*
   e. *312 loans - 36 cases*

2. *Rehabilitation case load -- County, FY '76-'77 (March 10, 1977)*

   a. *Unmet Shelter - 140 cases*
   b. *H.O.P.E. - 51 cases*
   c. *County loan - 13 cases*
   d. *312 loans - 2 cases*

3. *Preparation of application for 33 housing units in Del Paso Heights and 20 units in Oak Park through California Housing Finance Agency.*

4. *Determination of preliminary cost estimates for approximately 500 units within the Capitol Area Plan for the State of California.*

5. *Preparation of final drawings in preparation for the re-bidding of Cal 5-17, a 30-unit elderly complex to be constructed on 38th Street near J Street.*

6. *Rehabilitation of Kennedy Estates, a 100 unit housing complex recently acquired by the Agency.*

7. *Monitoring and progress inspections of buildings under construction in Old Sacramento utilizing Section 312 federal loan funds.*

ESTIMATED WORKLOAD FY '77-'78

Description	Amount	No. of Units	Source of funds
A. City Rehabilitation			
Central City Painting and Beautification Program	$ 50,000	38	City C. D.
Sacramento Neighborhood Assistance Program (SNAP)	370,000	49	City C. D.
Oak Park Painting and Beautification Program	100,000	77	City C. D.
Oak Park Rehabilitation Grants	186,000	43	City C. D.
Del Paso Heights Painting/ Beautification Program	50,000	63	City C. D.
H. O. P. E.	100,000	100	City C. D.
Self Help Home Ownership Opportunity Program	65,000	3	City C. D.
B. Old Sacramento			
Fratt Building	1,000,000		Tax Increment
Ebner's - Empire House	1,300,000		Tax Increment
Street Work	140,000		DHUD
Service Courts	129,850		C. D. (Loan)
Waterfront	467,650		C. D. (Loan)
Waterfront	200,000		DHUD
Landscaping	70,000		DHUD
"K" Street Underpass	250,000		Tax Increment (2-A)
Parking Facility (3rd, 4th, J & L)	7,500,000		Tax Increment (2-A) and parking fund
"K" Street Mall (3rd, 4th, and side Malls)	462,500		DHUD
"L" Street Finishing (3rd, 4th Streets)	30,000		DHUD
C. Public Housing			
Cal 5-17, Elderly Housing	1,100,000		DHUD
Modernization	1,000,000		DHUD-T.P.P.
Modernization	1,830,000		DHUD-Regular
Design & installation of energy-saving equipment in high-rise buildings	15,000		DHUD
Upgrade of high-rise buildings to meet new State Fire Marshal's codes	50,000		State of California
Internal Security and fire alarm inter-connect for elderly high-rises	100,000		State of California
Kennedy Estates Rehabilitation	579,400		C. D. & FHA Loan
Kennedy Estates Open Space	60,000		City C. D.

D. OTHER PROGRAMS

H.O.P.E. Rehabilitation Program & Unmet Shelter	125,000	159	County C.D.
Rehabilitation Loan Program	600,000	108	County C.D.
Sacramento Inter-modal Transportation Center Study	125,000		FRA & Tax Increment & State
Housing - Oak Park	650,000	20	CHFA & Section 8
Housing - Del Paso Heights	1,088,600	33	CHFA & Section 8
Kara Tract Sewer Hookups	118,700	75	County C.D.
TOTAL	$19,912,700	768	

SUMMARY OF FEDERAL REHABILITATION FINANCING PROGRAMS

312 Loan Program

Congressional Authorization:
-Section 312 of the Housing Act of 1964.

Funding Source:
-Funding available as released by HUD, Washington, D.C. Past three years funding has been limited, inconsistent and restricted to Federal projects nearing completion.

What it does:
-Provides loans for rehabilitation of homes determined to be economically feasible for rehabilitation.

-Allows property owners to repair/improve their property to local standards for decent, safe and sanitary housing.

Who is Eligible:
-Applicant must be legal owner of property for rehabilitation.

-Property must be within a Redevelopment Project Area or an NDP or Community Development Target Area.

-Property must be feasible for rehabilitation based upon an appraisal.

Rehabilitation Loan Policies:
-Interest rate is THREE PERCENT.

-Repayment plans are flexible, depending upon financial ability of owner.

-Loans may be paid off ahead of time without penalty.

-In general, a mortgage is required only if loan is over $3,500. Loans under $3,500 are secured by Promissory Note.

-A loan, in some cases, may include an amount for general property improvements (non-code items)

115 Grant Program

Congressional Authorization:	*-Section 115 of the Housing Act of 1949.*
Funding Source:	*-Allocation from NDP budgets. Funding now available as approved from local C. D. funds.*
What it Does:	*-Provides grants for repair work on homes determined to be feasible for rehabilitation.* *-Allows property owners to repair/improve their property to local standards for decent, safe, and sanitary housing.*
Who Is Eligible:	*-Applicants must be owner-occupants of property proposed for rehabilitation.* *-Property must be within a Redevelopment Project Area or an NDP Target Area.* *-Property must be feasible for rehabilitation based upon an "As-Is Appraisal".* *-Applicant's annual income must be less than $3,000 or monthly housing expenses must exceed 25% of income.*
Rehabilitation Grant Policies:	*-Grants up to $1,500 are free.* *-Grants need not be repaid.* *-Grants may only include repair-type work. No improvement allowed.* *-Property must be residential.*

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

PHYSICAL DEVELOPMENT PROGRESS REPORT

RENEWAL PROJECTS

March 1, 1977

CAPITOL MALL PROJECT NO. 2-A (Calif. 5-1)

Completed Construction	Date Completed	Development Cost (Including Land)
Federal Building (Federal courts, offices)	12/61	$ 7,000,000
I.B.M. Building (General offices)	3/63	3,000,000
Macy's Sacramento (Department store)	11/63	9,000,000
Wells Fargo Bank (Regional bank, offices)	4/64	3,000,000
Charles E. Brown Building (offices)	5/63	1,500,000
Crocker National Bank (Regional bank, offices)	12/64	5,000,000
Sacramento Savings & Loan Association	3/62	750,000
Richfield Service Station	12/61	106,000
Capitol Square (Parking garage, offices, supermarket)	6/65	2,900,000
Chamber of Commerce Building (General offices)	1/66	2,300,000
Insurance Exchange Building (General offices)	2/67	2,700,000
The Pioneer House (Elderly high-rise, 132 units)	7/66	1,500,000
Bank of America	2/68	650,000
Taketa Building (Professional offices)	4/63	104,000
Capitol Towers Apartment Complex (206 garden and 203 high-rise units)	2/64	8,000,000
Showcase Theatre	12/65	125,000
Plaza Towers Office Building I	4/70	6,000,000
Plaza Towers Office Building II	2/74	6,000,000
Plaza Towers Parking Garage - Phase I	4/70	700,000
Plaza Towers Parking Garage - Phase II	2/74	550,000
Public Improvements		2,267,535
Sub-total		$63,152,535
Under Construction		
Pioneer II (198 Elderly Units in 12-story high-rise, 5th & P St.		6,000,000
Under Contract to be Constructed		
Downtown Plaza Properties Retail (half-block parcel) K Mall - 4th-5th		$ 1,500,000
Public Improvements		479,532
Holiday Hotel (K-J-3-4 Streets; 14 stories, 375 rooms)		8,800,000
Sub-total		$10,779,532
Proposed Construction		
Market rate residential high-rise (200 units, 5th & N)		$ 8,000,000
Multi-story Parking Structure (3rd-4th-L-K)		7,500,000
Sub-total		$15,500,000
TOTAL		$95,432,067

CAPITOL MALL EXTENSION, PROJECT NO. 3 (R-18)

Completed Construction	Date Completed	Development Cost (Including Land)
Sacramento Union (Newspaper production & office facility) (4th & Capitol Mall)	12/68	$ 6,000,000
Underground Parking Garage (5th-6th-L-J)	6/70	4,500,000
Downtown Plaza Properties (Retail, offices), (5th-6th-L-J)	4/70	7,500,000
Security Pacific Bank (Regional bank) (4th & Capitol)	5/72	550,000
* Robert McCabe (Architectural office, commercial) (2nd St-J-K)	7/72	180,000
* Morse Building (Historic demonstration project) (2nd and K)	1/70	480,000
* Trinken Enterprises (Fanny Ann's Saloon) (2nd and K)	9/73	240,000
California Fruit Building (Office building rehab.)	12/74	1,000,000
Ramona Hotel (Rehabilitation) (6th and J)	1971	40,000
Public Improvements		1,229,133
* Dr. Sami C. Haddad (Retail-commercial, professional offices) Heywood Building, 2nd and J)	7/75	660,000
* Dr. Sami C. Haddad (Restaurant, offices) (Smith Building, 2nd Street)	7/75	330,000
* Saddlerock Associates (Radio Station, restaurant/ saloon, offices) (2nd Street-J-K)	7/75	540,000
Sub-total		$23,249,133
Under Contract to be Constructed		
Downtown Plaza Properties Office Buildings (3rd-4th-Capitol-N)		$17,000,000
Downtown Plaza Properties Commercial Complex (K-J-4-5 & 6-7)		8,500,000
* Robert C. Cook (retail-commercial, offices) (2nd St-L to L-K alley)		470,000
Ramona Hotel (Rehabilitation) (6th and J)		130,000
* Domingo & Whichard (Pizza parlor) (2nd St-L-K) (96 & 97)		523,600
Public Improvements		1,244,287
* Latcher Building #95 (2nd St-K-L)		165,000
Sub-total		$28,032,887
Proposed Construction		
* Fratt Building #98 (2nd & K)		$ 1,000,000
Travelers Hotel (Possible rehabilitation) (5th & J)		2,000,000
Sub-total		$ 3,000,000
TOTAL		$54,282,020

* In Old Sacramento Historic Area

CAPITOL MALL RIVERFRONT PROJECT NO. 4 (R-67)

RESIDENTIAL	*Date Completed*	*Development Cost (Including Land)*
Completed Construction		
Robert C. Powell Properties (200 townhouse & garden apartment units)	*8/70*	*$ 3,200,000*
Robert C. Powell Properties (102 townhouse & garden apartment units)	*9/71*	*1,800,000*
Elderly high-rise (108 units, 7th and I)	*12/73*	*3,000,000*
Sub-total		*$ 8,000,000*
Under Contract to be Constructed		
Riverfront Plaza Associates (82 condominium apartments) (3rd-P-Q-I5)		*$ 7,000,000*
TOTAL		*$15,000,000*

CHINATOWN

Completed Construction		
Soo Yuen Benevolent Ass'n. (Retail-commercial, Ass'n meeting area)	*5/70*	*$ 350,000*
Dong Enterprises (Hong King Lum Restaurant)	*1/70*	*350,000*
Ping Yuen Center, Inc. (low and moderate income housing, 72 units)	*12/70*	*1,710,000*
Sun Yat-Sen Memorial Association (Cultural center, memorial hall)	*9/71*	*125,000*
The Hongkong & Shanghai Banking Corp. of California (bank, offices)	*5/71*	*1,165,000*
Ong Ko Met Benevolent Association (Retail, Ass'n. meeting area)	*5/72*	*160,000*
Bing Kong Tong (commercial & Tong headquarters)	*1/73*	*200,000*
Wong Center, Inc. (187 units low-income elderly)	*5/73*	*4,200,000*
Vagabond Motel & Restaurant (3rd-4th-J-I)	*2/75*	*2,000,000*
Pedestrian Mall	*8/74*	*293,000*
Parking Lot (5th & I)		*22,000*
TOTAL		*$10,575,000*

HEAVY COMMERCIAL/LIGHT INDUSTRIAL CORRIDOR

Completed Construction	Date Completed	Development Cost (Including Land)
A & A Key Builders Supply (Warehouse)	4/72	$ 200,000
Thomson-Diggs Company (Parking lots, fencing)	3/72	20,000
Harry Joe Lee (Automotive garage)	9/70	150,000
City of Sacramento (Fire station)	2/71	195,000
John F. Otto (Two warehouses)	12/70	290,000
Jean Y. Hawkins (wholesale outlet)	9/69	100,000
John F. Otto (Gestetner Corporation facility)	1/70	107,000
Dunn-Edwards Corporation (Wholesale paints)	9/70	400,000
Greyhound Taxi Company, Inc. (Rehabilitation, new buildings)	1/71	67,000
Kaname & Betsie T. Sanui (Auto repair garage)	1/71	120,000
Atlas Specialties Corporation (Wholesale supply)	5/71	110,000
Sacramento Bag Manufacturing Company	8/75	35,000
Inaba Brothers (Food Distribution Plant)	2/74	120,000
A & A Key & Builders Supply (Warehouse)	4/72	225,000
Dean F. Unger/A & A Key & Builders Supply (Warehouse)	8/74	208,000
Lasher Volkswagen Service Center	10/72	132,000
Walter Fong (Warehouse & offices)	2/73	350,000
Harry Joe Lee (Wholesale outlet)	6/75	85,000
Capitol Tire Company	9/71	100,000
Nimbus Industrial Park (Wholesale outlet)	7/75	100,000
Joe Wayne Fong (Parking lot & Rehabilitation)	6/75	85,000
Tom & Masako Kurotori (Parking lot)	11/72	12,000
Pacific Gas & Electric Company (Parking lot)	8/74	24,000
Carl E. Spilman (Parking lot & Rehabilitation)	8/75	150,000
Elwyn Simard (Wholesale structure, Rehabilitation)	11/75	35,000
Paul Bernardis (Rehabilitation)		10,000
Sub-total		$ 3,430,000
Under Owner Participation Agreement to be Constructed		
Carson Development Co. (Company headquarters and service facility - 2nd & R St.)		$ 400,000
Rehabilitation - All other		300,000
Sub-total		$ 700,000
Proposed Construction		
Other Agency Disposition Parcels		$ 300,000
Sub-total		$ 300,000
TOTAL		$ 4,430,000

OLD SACRAMENTO HISTORIC AREA	Date Completed	Development Cost (Including Land)
Completed Construction		
Big Four & Dingley Spice Mill	3/70	$ 650,000
Robert C. Cook (#28 Foster Saloon) (Fulton's Prime Rib Restaurant)	3/74	292,500
Don Brown & Jim McCord (#86 Cavert Building) (Shops)	'75	645,000
Design Studios (#81 Pendergast Store) (Shop, offices)	4/73	140,000
Railroad Exchange Building (Rehabilitation)	8/76	1,350,000
Swenson, Marr, Martin & McCabe (#52 Gregory Building)	'75	450,000
Sacramento Trust (#41, 42 Howard House & Lady Adams Building)(Restaurant and Retail)	11/74	1,115,600
Frank Fat (#35 Booth Building) (China Camp Restaurant)	9/74	340,000
Sacramento Restoration (#49 Adams Express Building) (Restaurant, Shops, offices)	10/75	570,000
William H. MacLaughlin (#25 Barnum Hotel)(Shops,Offices)	4/74	400,000
Sacramento Postal Employees Credit Union (#85 Stanford Brothers Store) (Shops, offices)	10/75	645,000
Bollinger Investment Company (#17, 18 Masonic Hall and Sacramento Union) (Restaurant, offices)	2/76	900,000
Treaster, Thomas, Design Forum (#27 Schroth Building) (Shops, offices)	6/75	451,500
Public Improvements - First & Second Phase	3/74	686,000
Cope, Et. Al. (#75-77 Restaurant and Shops)	8/61	540,000
Robert C. Cook (#79, 79A, 80)(Retail-Commercial,offices)	5/73	637,500
State Supreme Court and Communications Museum	5/76	730,000
Parking Garage (463 spaces) (Front St.-L-Capitol)	12/76	2,500,000
Goldberg, Et. Al. (#78 Retail & Theater)	5/76	100,000
Frank Fat Properties (#34 Brannan Building) (Gift Shop)	9/76	486,000
Central Pacific Passenger Station (State)	7/76	1,300,000
Agency #32, Vernon Brannan Building	9/76	540,000
Gene Wong (#24 Baker Hamilton Bldg.)(Retail shop,offices)	6/76	480,000
Richard J. Mendoza (#33 Brannan Bldg.) (Tortilla factory and Restaurant)	11/76	486,000
R. W. Henderlong (#43, 44 Harris-Winkle Bldg.) (Restaurant and offices)	3/77	540,000
Sub-total		$17,235,100
Under Construction		
Mrs. Lawrence H. Smith (#38-39-40) (Commercial Shops)		$ 713,050
What Cheer House (#55-62) (Shops, offices)		2,400,000
D & R Associates (#21, 22, 23) (Res., unique shops, offices)		817,000
Lewis & Haarmeyer (#31 Mechanics Exchange) (Shops, offices)		720,000
Robert C. Cook (#31A-Mechanics Exchange Annex) (Rest., shops, offices)		281,250
Bollinger-Brodovsky (#73 Clarendon House) (Apartments-commercial)		1,270,000
Hughes & Hughes (#50 - Retail and offices)		882,000
Sub-total		$ 7,083,300

OLD SACRAMENTO HISTORIC AREA

Under Contract to be Constructed	*Development Cost (Including Land)*
Don Lee, Inc. (#36) (Retail & offices)	*$ 540,000*
Bollinger, King, Smith (#19, 20) (Restaurant and offices)	*250,000*
Potter, Taylor, Scurfield (#74 Pacific Stables) (Restaurant and offices)	*480,000*
McCabe Et. Al. (#53 - Shops and offices)	*306,000*
Naify (#54 - Restaurant, Shops)	*324,000*
Sub-total	*$ 1,900,000*

Proposed Construction	
Owner Participants - Rehabilitation	*$ 1,800,000*
State Railroad Museum (Principal structure)	*7,000,000*
State 1849 Scene and Park Area	*2,000,000*
Uncommitted parcels	*3,500,000*
Sub-total	*$14,300,000*

OLD SACRAMENTO HISTORIC AREA (Project 4 only)

Completed Construction	*$17,235,100*
Under Construction	*7,083,000*
Under Contract to be Constructed	*1,900,000*
Proposed Construction	*14,300,000*
TOTAL	*$40,518,100*

OTHER

Completed Construction	
J Street Widening & Public Improvements	*$ 437,000*
Crocker Art Gallery Annex	*457,000*
Lloyds Bank & Commercial Building - Completed 6/74	*1,700,000*
Cultural Park (N-O-2nd-3rd) (Purchase & Development)	*250,000*
Sub-total	*$ 2,844,000*

Proposed Construction	
Elderly High-rise (6th & I)	*5,500,000*
Public Improvements	*3,414,838*
5-6-I-J Commercial Development	*8,000,000*
Sub-total	*$16,914,838*
TOTAL	*$19,758,838*

TOTALS - PROJECT NO. 4	Development Cost (Including Land)
Completed Construction	$42,084,100
Under Construction	7,483,300
Under Contract to be Constructed	8,900,000
Proposed Construction	31,514,838
TOTAL	$89,982,238

PROJECT NO. 5 (A-16) Del Paso Heights Neighborhood Development Program

1st, 2nd, 3rd, 4th Year Areas (1970-1974)

Completed Construction

New Home Construction - Agency Assisted (45)	$ 900,000
New Home Construction - Self (24)	480,000
Rehabilitation - Agency Assisted (40)	115,500
Rehabilitation - Self (5)	6,500
Library	260,000
Medical	1,000,000
18 Units of 221 (d) (3) Multi-family	250,000
Public Improvements	1,157,465
40-Unit Complex for Elderly	1,000,000
Sub-total	$ 5,169,465
Public Improvements (North, Harris, Rose, Palmetto)	$ 170,000
1st Year C. D. Program (1975-76)	
Completion of Public Improvements (North, Harris, Grand, Rose)	$ 524,700
Sub-total	$ 5,864,165

Proposed Construction

33 Multi-family units (Rio Linda Blvd. - Nogales)	$ 1,167,441
Shopping Center (Grand Ave. and Rio Linda Blvd.)	400,000
2nd Year C. D. Program - (1976-77)	
Rehabilitation Program (Taylor, Rio Linda Blvd., Harris and Lindsay)	196,500
3rd Year C. D. Program - (1977-78)	
Street Assessment Dist. #1 (Branch & May from Grand to North; Harris from Cypress to May)	324,000
Street Assessment Dist. #2 (South Ave. between Dry Creek Road & Marysville Blvd.)	84,600
Painting & Beautification Program	50,000
Rehabilitation Loan Program (SNAP)	100,000
Sub-total	$ 558,600
GRAND TOTAL	$ 8,186,706

PROJECT NO. 6 (A-16) - Alkali Flat	Date Completed	Development Cost (Including Land)
1st, 2nd, 3rd Year NDP Area (1972-1974)		
Completed Construction		
40 Low-Moderate Income Units	9/74	$ 880,000
103 Low-Moderate Income Units	10/75	1,575,000
Mini-Park (9th St. - D-E)	8/76	90,000
Public Improvements		200,000
Historic Structure - 925 G Street		85,000
Sub-total		$ 2,830,000
Proposed Construction Including C. D. Program		
Mini Park (11th St. - D-F)		$ 65,000
40 Low-Income Elderly Units		1,000,000
Public Improvements		20,000
Historic Structure, 1029 F (J. Neeley Johnson)		140,000
Sub-total		$ 1,225,000
Rehabilitation Program (E-F-10-11 Streets)		$ 250,000
GRAND TOTAL		$ 4,305,000
PROJECT NO. 7 (A-16) - Oak Park		
1st Year Area (37th Street, Santa Cruz - 3rd Avenue - Property Line between 1st and 2nd Avenue) (1973-1974)		
Completed Construction		
26 Rehabilitated Homes		$ 75,000
Public Improvements - Asst. Dist. (12th Ave. to 18th Ave. - Sacto. Blvd. to 99 Frwy.)		887,000
Sub-Total		$ 962,000
2nd Year Area (14th Avenue - 16th Avenue - 34th Street - 99 Freeway) (1974-1975)		
Completed Construction		
20 Rehabilitated Homes (Loans and Grants)		$ 161,500
Public Improvements - Asst. Dist. (19th Ave. to 22nd Ave. - Sacto. Blvd. to 99 Frwy.)		681,440
		$ 842,940
Public Improvements - Asst. Dist. (22nd - 24th Ave. - Sacto. Blvd. - 99 Frwy.)		$ 613,992
Sub-Total		$ 2,418,932

Proposed Construction	Development cost (Including Land)
1st Year C. D. Program - 1975-76	
Multi-Service Center (City/County Building and Fire Station Sacto. Blvd. - at 8th - 10th Avenue)	$ 2,154,650
Multi-Family 16-Unit Complex (Broadway at San Jose)	585,500
	$ 2,740,150
2nd Year C. D. Program - 1976-77	
Mini Park Development - Temple Ave. at 34th Street	$ 188,400
Painting and Beautification Program (Adjacent to all Target Areas)	52,000
Rehabilitation Program (6th-9th Ave. 33rd - 39th Street)	140,000
Sub-total	$ 380,400
3rd Year C. D. Program 1977-78	
Rehabilitation Program (43 Grants - Bigler Way - 9th Ave., 37th Street - Sacramento Blvd.)	$ 186,000
Painting and Beautification Program	100,000
Street Lighting Improvements (Plans and Specs - 6th - 12th Ave., 33rd St. to Sacramento Blvd.)	75,000
Sacramento Blvd. Widening (Plans and Specs - 8th-12th Ave.)	75,000
Rehabilitation Loan Program (SNAP)	100,000
	$ 536,000
GRAND TOTAL	$ 6,075,482

PHYSICAL DEVELOPMENT PROGRESS REPORT
SUMMARY - ALL PROJECTS
as of 2/1/77

CAPITOL MALL PROJECT NO. 2-A (15 blocks)		
Completed Construction	*$ 63,152,535*	
Under Construction	*6,000,000*	
Under Disposition Contract	*10,779,532*	
Proposed Construction	*15,500,000*	
		$ 95,432,067
CAPITOL MALL EXTENSION, PROJECT NO. 3 (10-1/4 blocks)		
Completed Construction	*$ 23,249,133*	
Under Disposition Contract	*28,032,887*	
Proposed Construction	*3,000,000*	
		$ 54,282,020
CAPITOL MALL RIVERFRONT PROJECT NO. 4 (40 blocks)		
Completed Construction	*$ 42,084,100*	
Under Construction	*7,483,300*	
Under Disposition Contract	*8,900,000*	
Proposed Construction	*31,514,838*	
		$ 89,982,238
	Sub-total	*$239,696,325*
DEL PASO HEIGHTS, NDP PROJECT NO. 5		
Completed Construction	*$ 5,864,165*	
Proposed Construction	*2,322,541*	
		$ 8,186,706
ALKALI FLAT, NDP PROJECT NO. 6		
Completed Construction	*$ 2,830,000*	
Proposed Construction	*1,475,000*	
		$ 4,305,000
OAK PARK, NDP PROJECT NO. 7		
Completed Construction	*$ 2,418,932*	
Proposed Construction	*3,656,550*	
		$ 6,075,482
	Sub-total	*$ 18,567,188*
	GRAND TOTAL	*$258,263,513*

TOTAL ALL PROJECTS

Completed Construction	*$139,598,865*
Under Construction	*13,483,300*
Under Disposition Contract	*47,712,419*
Proposed Construction	*57,468,929*
GRAND TOTAL	*$258,263,513*

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

SUMMARY OF BUDGET BY MAJOR CLASSIFICATION

1976-1977

	Final Budget 1975-76	Preliminary 1976-77	Dollar Changes	Percentage Changes
Employee Services	$ 3,334,306	$ 3,335,649	$ +1,343	+.4
Other Services, Supplies and Miscellaneous Expenditures	1,607,265	1,558,727	-48,538	-3.0
Equipment	102,161	78,689	-23,472	-23.0
Out-of-Town Travel [1]	-0-	15,025		
Debt Service, Redevelopment Bonds	880,000	775,165)		
Debt Service, Redevelopment Notes (HUD) [1]		308,000)	+203,165	+23.1
Real Estate Purchases	3,803,648	4,119,067	+315,419	+8.3
Capital Improvements, Demolition, Rehabilitation	17,162,216	21,566,000	+4,403,784	+25.7
Maintenance of Housing Units	3,698,620	2,108,030)		
Modernization of Older Housing Units [1]	-0-	500,000)	-1,090,590	-29.5
Elderly Nutrition Program	319,800	515,106	+195,306	+61.1
Foster Grandparent Programs	115,754	239,107	+123,353	+106.6
Rents to Owners of Leased Housing (Section 23)	3,333,360	3,584,637	+251,277	
Rents to Owners of Leased Housing (Section 8)	-	597,240	+597,240	-
Debt Service, Housing	1,136,218	1,005,145	-131,073	-11.5
		$40,305,587		

[1] New line item, was included in preceding line in 1975-76 budget.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

SOURCES OF FUNDING 1976-77

Federal (HUD) Funds	*$11,248,610*
Tax Increment Funds	*8,449,465*
Bank Loans	*5,510,000*
Parking Facility Fund (Agency)	*4,000,000*
Rental and Miscellaneous Income, Housing	*2,951,240*
Federal (FHA) Funds	*2,793,300*
City Community Development	*2,425,468*
County Community Development	*1,006,000*
Federal 312 Loan Funds	*950,000*
Federal (HEW) Funds	*345,384*
County Revenue Sharing	*253,055*
State of California	*150,000*
"Action" Funds	*115,774*
State Department of Education	*67,291*
Area 4 Agency on Aging	*40,000*
TOTAL BUDGET	*$40,305,587*

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